Up to $200K in Seller Financing Available



For Sale or Lease

3460 Hollenberg Drive Bridgeton, MO 63044

Asking Price:

$729,000

($71.53/SF)

Lease Rate:

Contact Broker

Property Highlights

- 10,192 SF office building
- Lot Size: 0.40 acres
- Parking Ratio: 3.5/1,000
- Zoning: C1 Neighborhood Commercial
- 2024 Real Estate Taxes: $24,173.00
- Quick and easy access to I-70, I-270, and Hwy 370
- Close to many amenities such as hotels, restaurants, entertainment, and St. Louis Lambert International Airport

Contact us:

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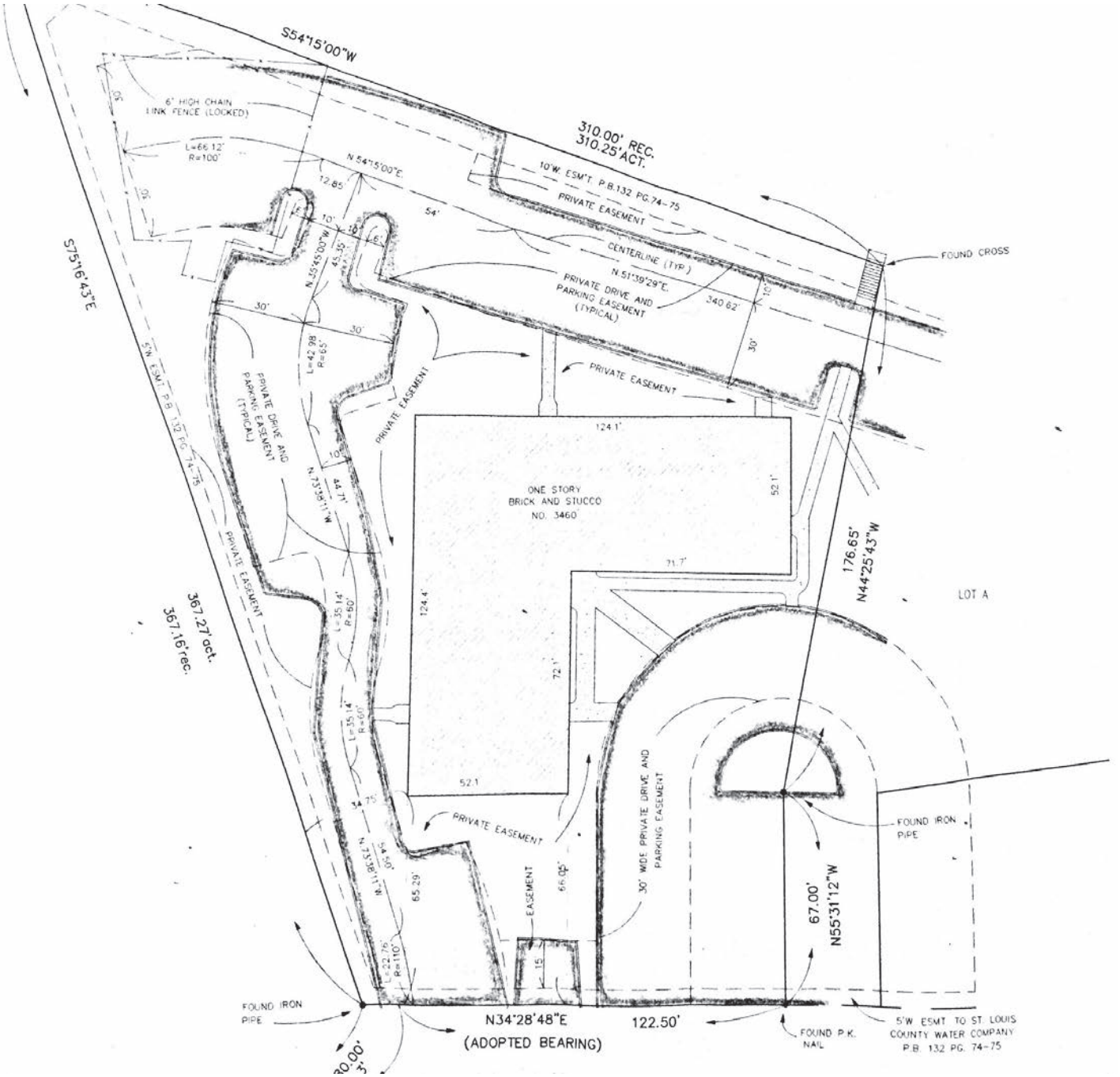
Beckerle Preferred Properties
2260 Bluestone Dr
St. Charles, MO 63303
www.beckerleproperties.com

Floor Plan


3460 Hollenberg Approximately 10,192 sq ft.
46'
Tenant Space
Tenant Space
Tenant Space
BR
utility closet
BR
Kitchen
Hallway
84'
130'
Front Parking
Back Parking
84'
Main Entrance
Tenant Space
Tenant Space
Parking
Hallway
entry
closet
BR
BR
46'
Tenant Space
Tenant Space
Parking
130'
Drive way
Storage or Parking
Side Parking



Survey


S54°15'00"W
310.00' REC.
310.25' ACT.
6' HIGH CHAIN LINK FENCE (LOCKED)
L=66.12'
R=100'
N 54°15'00"E
12.85'
54'
10' W. ESM'T. P.B.132 PG.74-75
PRIVATE EASEMENT
CENTERLINE (TYP.)
N.51°39'29"E.
PRIVATE DRIVE AND PARKING EASEMENT (TYPICAL)
340.62'
FOUND CROSS
S75°16'43"E
367.27' act.
367.16' rec.
5'W. ESM'T. P.B. 132 PG. 74-75
PRIVATE DRIVE AND PARKING EASEMENT (TYPICAL)
L=42.98
R=65'
N.35°45'00"W.
45.35'
30'
PRIVATE EASEMENT
124.1'
ONE STORY
BRICK AND STUCCO
NO. 3460
52.1'
71.7'
124.4'
72.1'
176.65'
N44°25'43"W
LOT A
L=35.14'
R=60'
N.73°56'11"W.
44.71'
34.75'
N.11°36'52"W.
65.29'
L=22.76'
R=110'
EASEMENT
66.05'
15'
30' WIDE PRIVATE DRIVE AND PARKING EASEMENT
FOUND IRON PIPE
67.00'
N55°31'12"W
FOUND IRON PIPE
N34°28'48"E
(ADOPTED BEARING)
122.50'
FOUND P.K. NAIL
5'W ESMT TO ST. LOUIS COUNTY WATER COMPANY P.B. 132 PG. 74-75

Property Photos











Location



Demographics	Population	Households	Average HH Income	Employees	Businesses
1 Mile	1,278	577	$63,143	14,768	479
3 Miles	32,352	13,817	$106,273	56,880	2,566
5 Miles	132,925	58,369	$97,944	136,581	6,833

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Colliers

BECKERLE
Preferred Properties
Commercial Real Estate

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