

1247 Belgrove Drive  
1247 BELGROVE DRIVE, SAINT LOUIS, MO 63137

**FOR SALE**

Listing Price \$445,000



## Machine Shop/Warehouse

### Features

- Clear Span Insulated Warehouse
- 3 Drive-in Doors
- Three Phase Power
- 3 Ton Bridge Crane - Cleveland Tram Rail
- Fenced Outside Storage Yard

### Property Information

- Year Built: 1989
- 1,100 SF Conditioned Office Space
- Price/SF: \$37.39
- 1/2 mile from I-270 - Exit 33



[www.SperryCGA.com](http://www.SperryCGA.com)



**Stephen Jacquemin, CCIM, SIOR**

MANAGING DIRECTOR

636.227.7900 x202

[stephen.jacquemin@sperrycga.com](mailto:stephen.jacquemin@sperrycga.com)

MO #1999020963

Each office independently owned and operated.

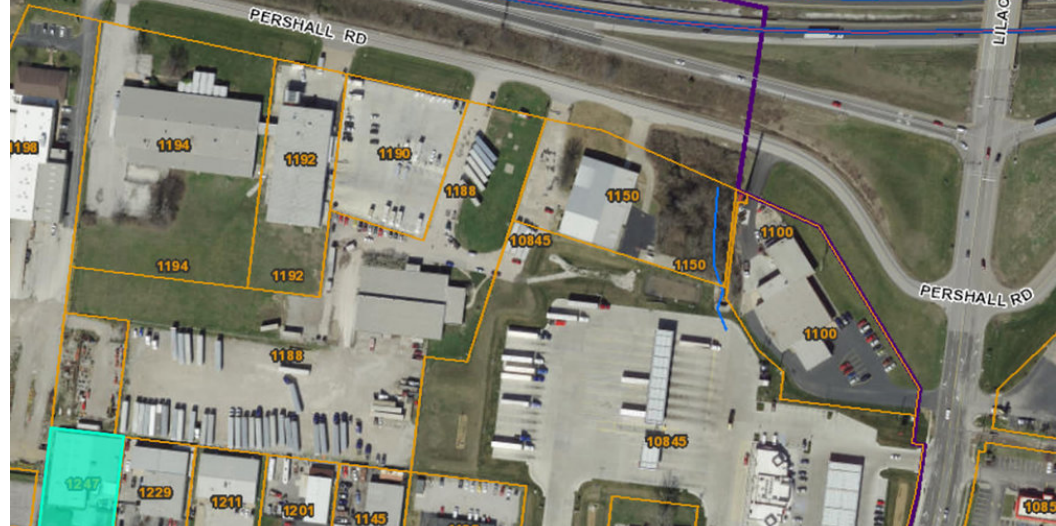
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 1247 Belgrove Drive

1247 BELGROVE DRIVE, SAINT LOUIS, MO 63137

**FOR SALE**

Listing Price \$445,000



**Stephen Jacquemin, CCIM, SIOR**

MANAGING DIRECTOR

636.227.7900 x202

stephen.jacquemin@sperrycga.com

MO #1999020963

Each office independently owned and operated.

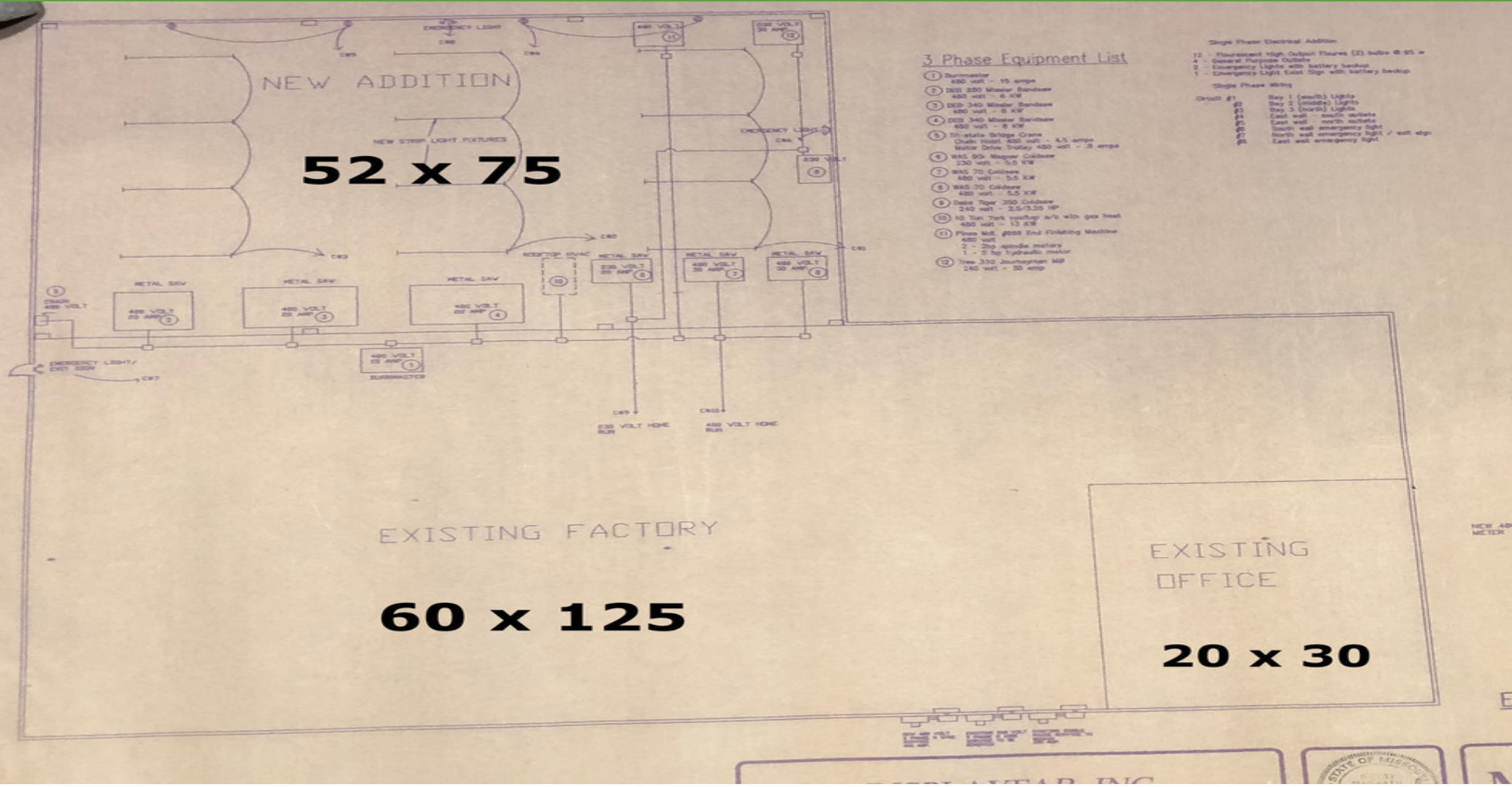
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)

# 1247 Belgrove Drive

1247 BELGROVE DRIVE, SAINT LOUIS, MO 63137

**FOR SALE**  
 Listing Price \$445,000



**Stephen Jacquemin, CCIM, SIOR**  
 MANAGING DIRECTOR  
 636.227.7900 x202  
 stephen.jacquemin@sperrycga.com  
 MO #1999020963

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

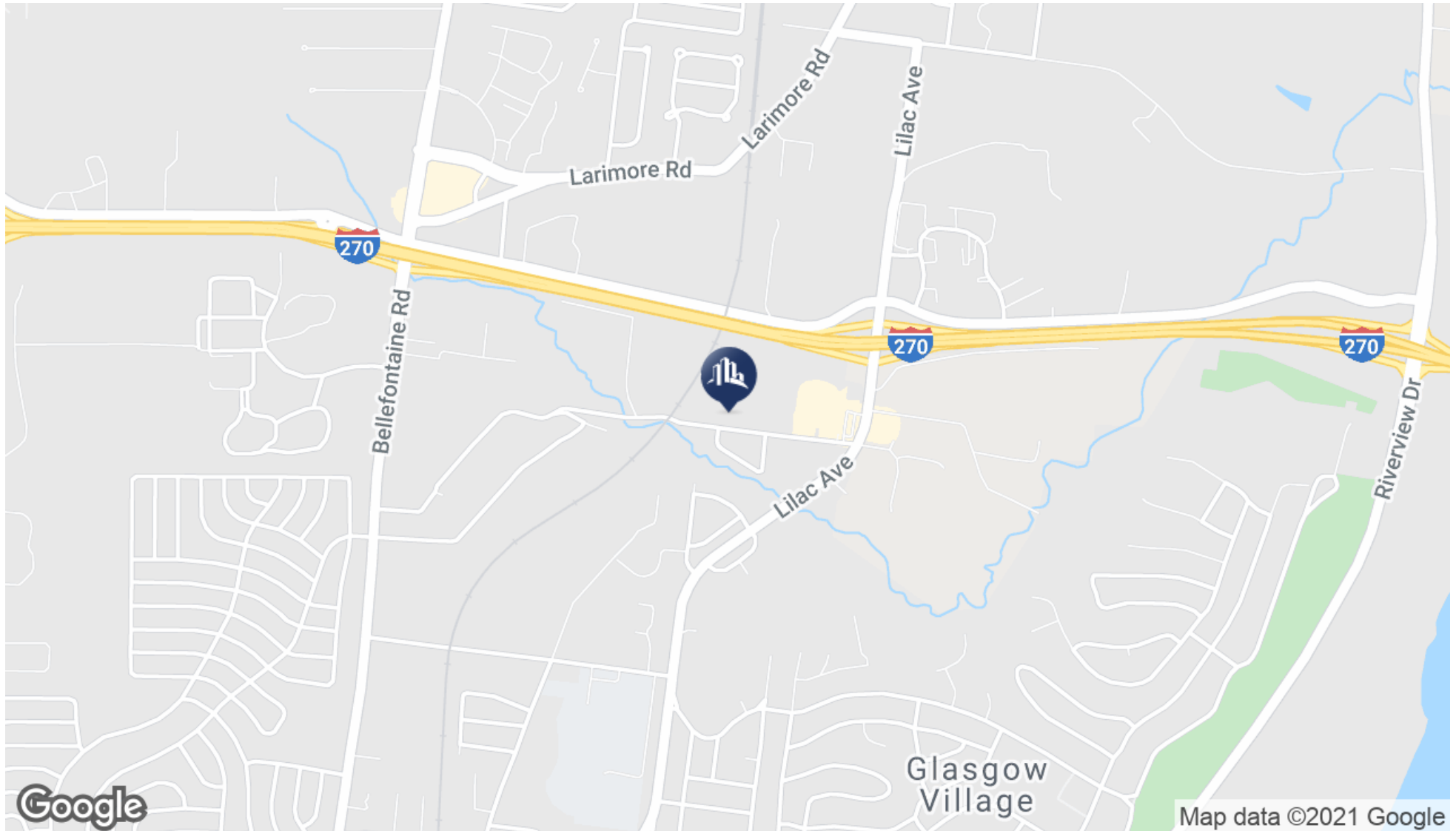
www.SperryCGA.com

# 1247 Belgrove Drive

1247 BELGROVE DRIVE, SAINT LOUIS, MO 63137

**FOR SALE**

Listing Price \$445,000



Google

**SPERRY**  
COMMERCIAL  
GLOBAL AFFILIATES™  
SJ FINANCIAL GROUP

[www.SperryCGA.com](http://www.SperryCGA.com)

[stephen.jacquemin@sperrycga.com](mailto:stephen.jacquemin@sperrycga.com)

MO #1999020963

Each office independently owned and operated.

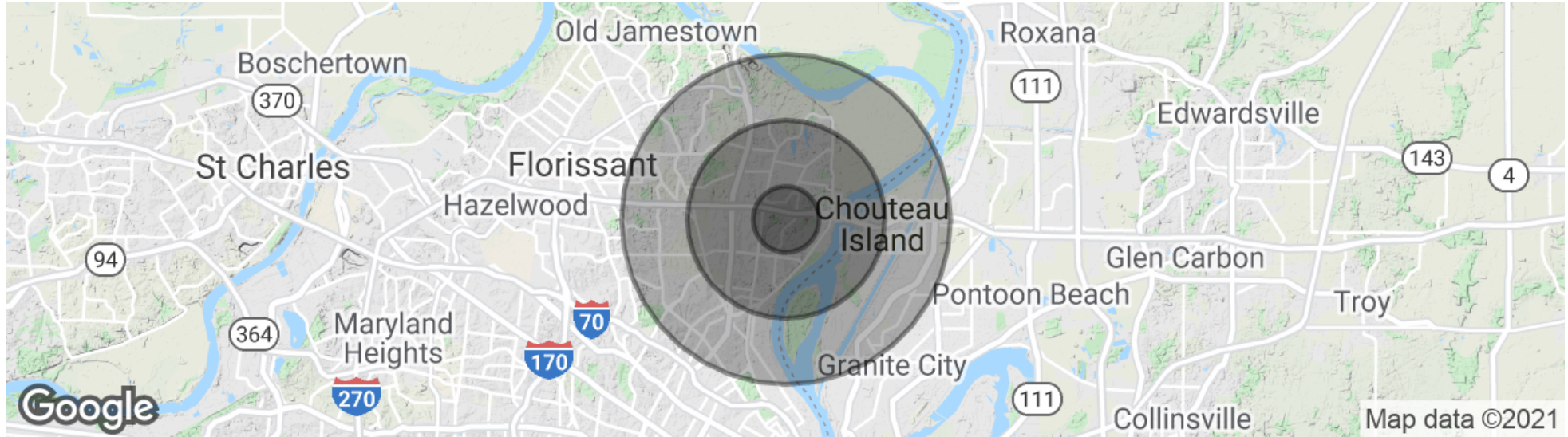
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 1247 Belgrove Drive

1247 BELGROVE DRIVE, SAINT LOUIS, MO 63137

**FOR SALE**

Listing Price \$445,000



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	9,007	58,797	141,350
Median age	31.1	33.8	34.2
Median age (Male)	28.1	32.4	31.7
Median age (Female)	32.4	34.6	36.2

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	2,984	19,967	51,653
# of persons per HH	3.0	2.9	2.7
Average HH income	\$40,994	\$45,165	\$47,104
Average house value	\$119,406	\$118,557	\$107,633

**Stephen Jacquemin, CCIM, SIOR**

MANAGING DIRECTOR

stephen.jacquemin@sperrycga.com

MO #1999020963

\* Demographic data derived from 2010 US Census



www.SperryCGA.com

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.