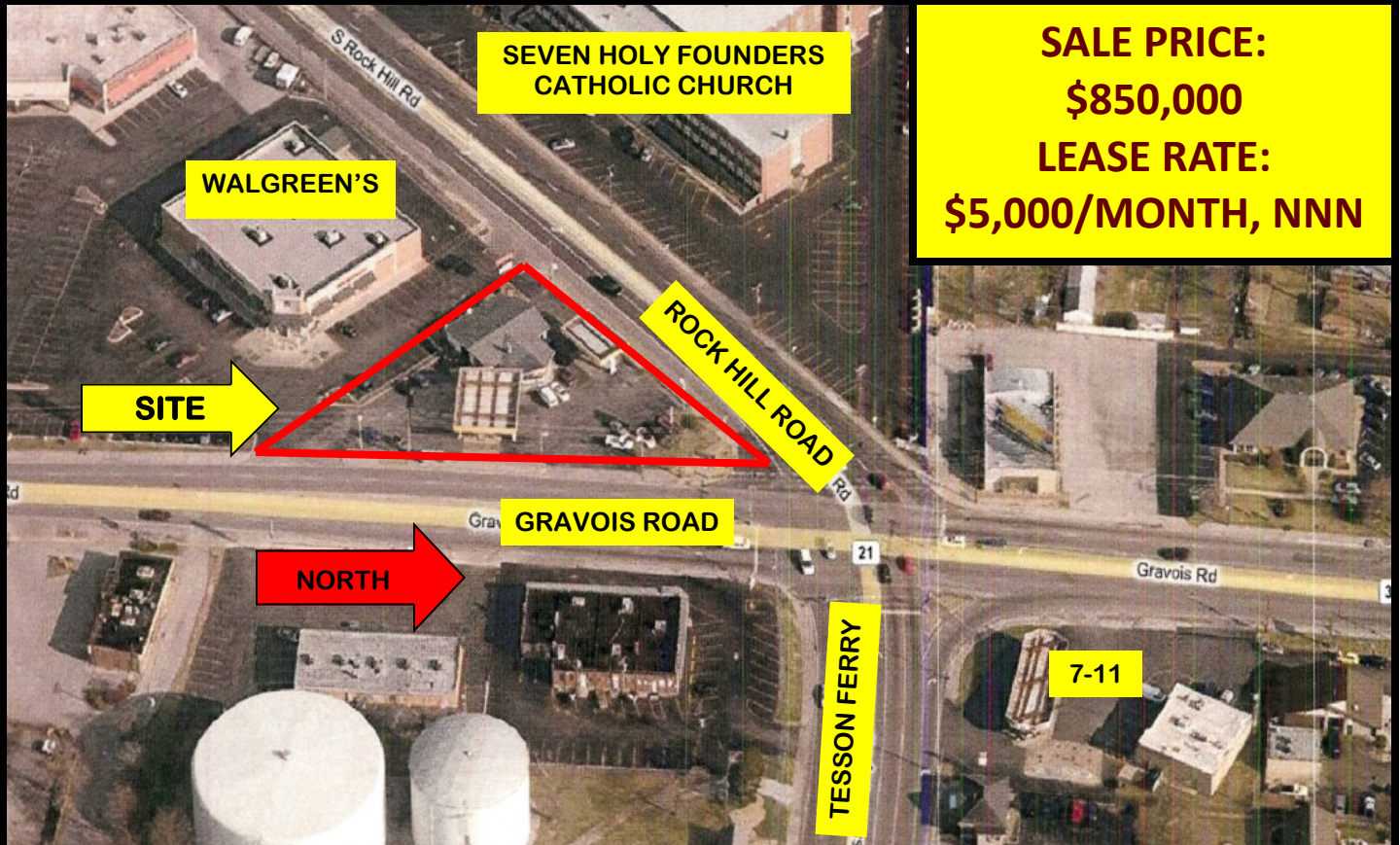


## Existing Service Station

10015 Gravois Road, St. Louis, MO 63123  
NW Corner of Gravois at Tesson Ferry Road



**SALE PRICE:**  
**\$850,000**  
**LEASE RATE:**  
**\$5,000/MONTH, NNN**

- Existing service station on the NW corner of Gravois at Tesson Ferry
  - 2,816 SF Building with 4 Service Bays
    - Zoned C-3
  - Can easily be converted for full service convenience store
    - 2 curb cuts on Gravois/One curb cut on Rock Hill Road
      - ADT: 19,247 cars per day
      - Situated on .53 acres

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