

# FOR SALE

8000 to 8030 Manchester Road  
St. Louis, MO 63144

For More Information  
Please Contact:

**Stephen F. Bahn**

**314.849.5858**

OR

**314.503.7601**



- Approximately 4 acres located on the SW corner of Manchester at Hanley
- Two Existing Buildings
  - 8000 Manchester: 4900 SF office/whse on 2.3 acres
  - 8030 Manchester: 7129 SF restaurant on 1.7 acres
- Zone LI (Light Industrial)
- New road configuration to take place by 2011 on both Hanley & Manchester
- 265 feet of frontage on Manchester Road

**Sold Together or Separately**  
**Restaurant Only (on 1.7 acres)**

**\$1,300,000.00**

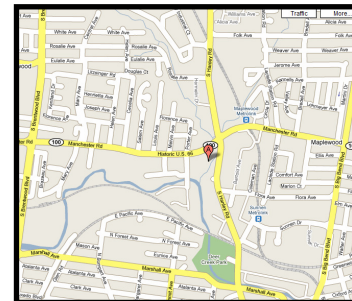
**4900 SF office/whse (on 2.3 acres)**

**\$2,450,000.00**

**Both Parcels:**

**\$3,750,000.00**

**(Includes \$1,000/Month Cell Tower Lease)**



The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.

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