

PROPERTY FOR SALE

8967 Highway N

Lake St. Louis, Missouri 63367

SALE PRICE: \$1,338,163.20/\$6 SF

5.12 +/- Acres



PROPERTY INFO:

- Prime Commercial Property—Unincorporated St. Charles County
- Level Site with 408' of Highway N Frontage
- Sewer and Water Available
- Located in the Fast growing area of St. Charles County

COMMENTS:

- Highest and Best Use: Apartments, Banks, Credit Unions, Car Wash, Day Care, Grocery Store, Medical/Dental/Urgent Care Facility, Residential, Commercial Office, Indoor/Outdoor Storage, Senior Housing, Restaurants, Retail Building
- Dee Bax Owner/Agent



www.dutchmanrealty.com

DEE BAX • OWNER/BROKER

dee@dutchmanrealty.com

**1480 Woodstone Dr., Suite 215
St. Charles, MO 63304**

O: 636-949-0777

C: 314-267-2667

Lake St. Louis, MO



POPULATION

16,000

TRAFFIC COUNTS (2021)

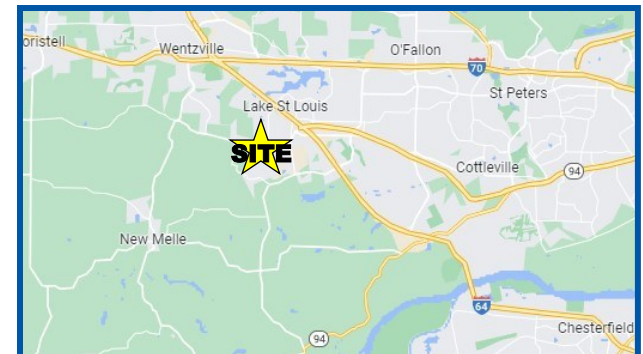
Hwy N @ Falling Leaf = 11,857

Hwy N @ Stag Industrial = 10,017

Hwy N @ Lake St Louis Blvd = 8,411

MEDIAN INCOME

\$92,298



COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

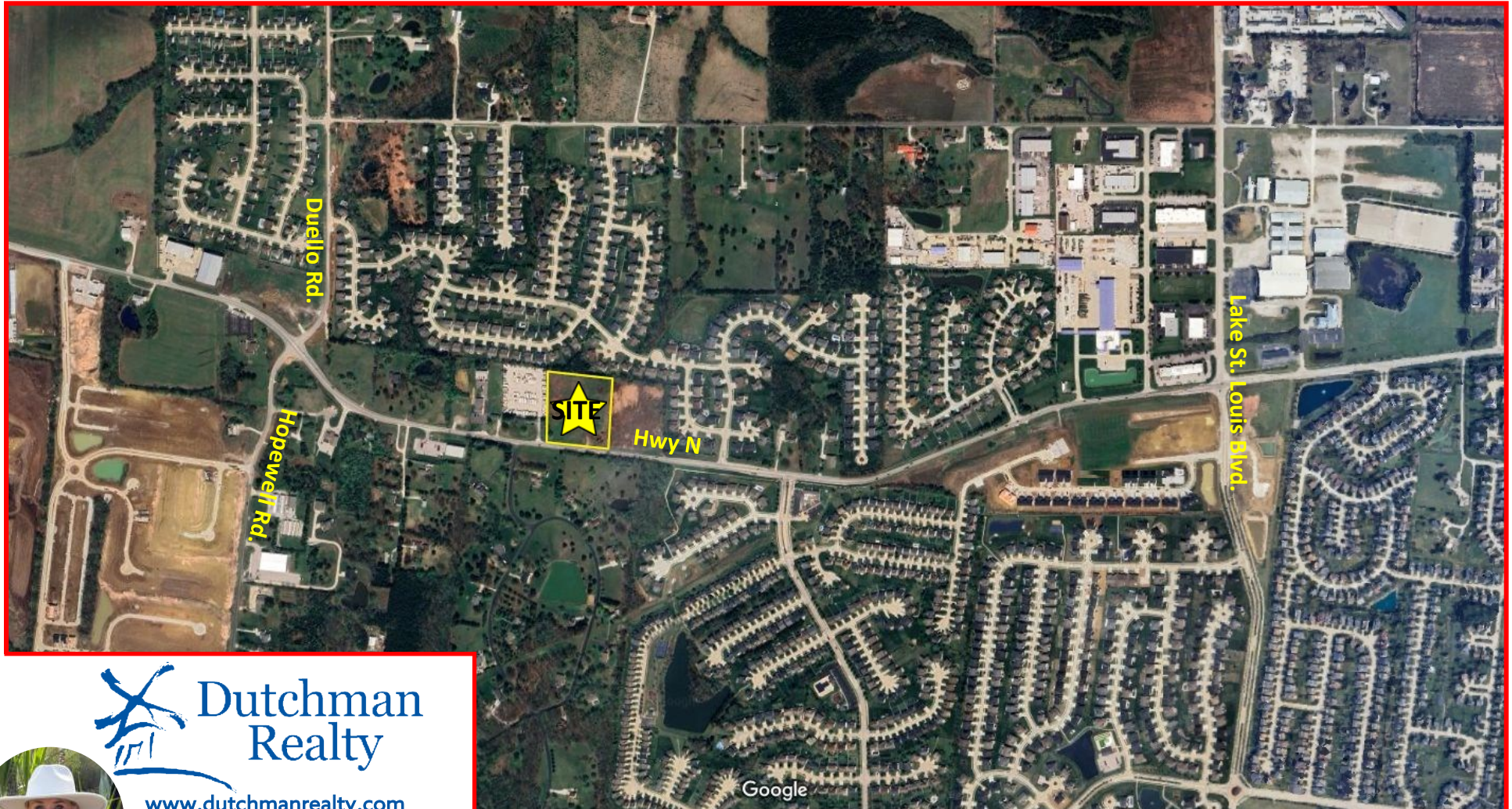
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