242 Lemay Ferry Rd
St. Louis, MO 63125

AUTO SHOP FOR SALE
2,521 SF

$750,000

INCLUDES BOOK OF BUSINESS + EQUIPMENT

PROPERTY HIGHLIGHTS

- Turnkey Automotive Business & Real Estate Opportunity
- $750,000 Asking Price
- Real Estate, Equipment & Established Book of Business Included
- 3 Drive-In/Bay Doors
- 12' W × 12' H
- 12' W × 14' H
- Rear Bay: 10' W × 8' H
- 4 Vehicle Lifts
- Commercial Exhaust/Ventilation System
- Champion Commercial Air Compressor
- Gas-Fired Shop Heat
- Insulated Roof/Ceiling
- Concrete Block Construction
- Office & Restroom with Shower
- 10' × 16' Upper-Level Room
- 19' × 19' Rear Addition
- Approximately 9 Parking Spaces
- Established Automotive Location on Lemay Ferry Road
- Convenient South St. Louis County Location

SPACE DESCRIPTION

Located along the established Lemay Ferry Road commercial corridor, 242 Lemay Ferry Rd offers a functional owner-user property designed around an existing automotive operation. The layout provides an efficient combination of service, work, storage, and administrative areas with convenient access throughout the facility.

The property is well-suited for an automotive operator looking to step into an established location while acquiring both the underlying real estate and the ongoing business. Its South St. Louis County location provides convenient access to the surrounding residential and commercial population and the greater
St. Louis.

CARDINAL REALTY GROUP
Your Commercial Real Estate Home Team

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AUTO SHOP FOR SALE

	1 Mile	3 Miles	5 Miles
Population	12,832	89,867	187,665
Households	5,915	29,582	67,777
Avg. HH Income	$90,833	$104,771	$110,924
Daytime Population	6,155	39,543	82,161

DIRECTIONS:

From I-55, access the Lemay Ferry Road corridor and proceed to 242 Lemay Ferry Rd, St. Louis, MO 63125. Buyer to verify preferred route.

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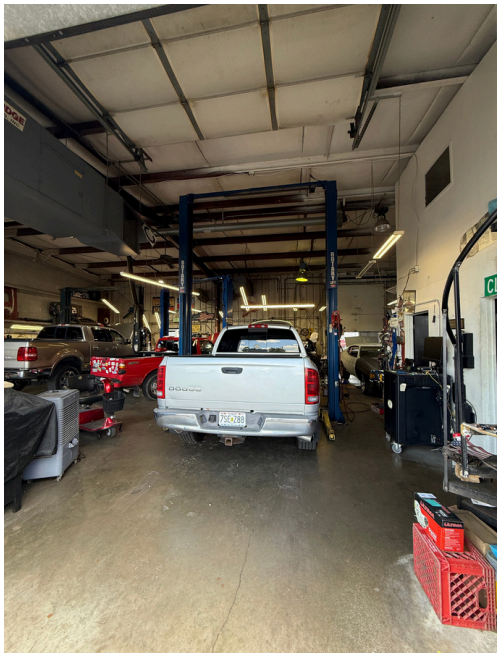
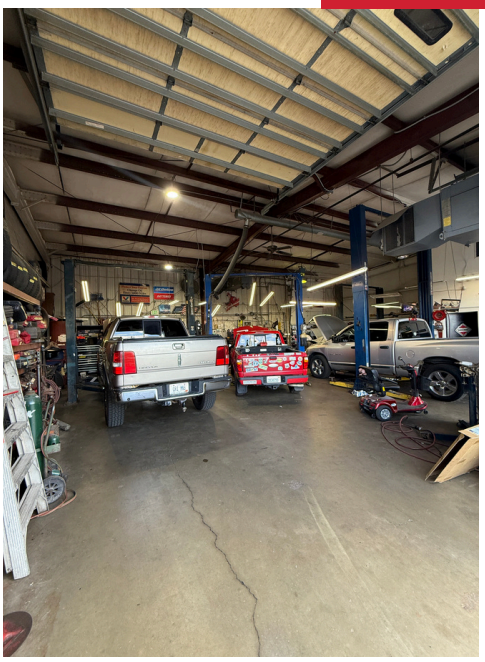
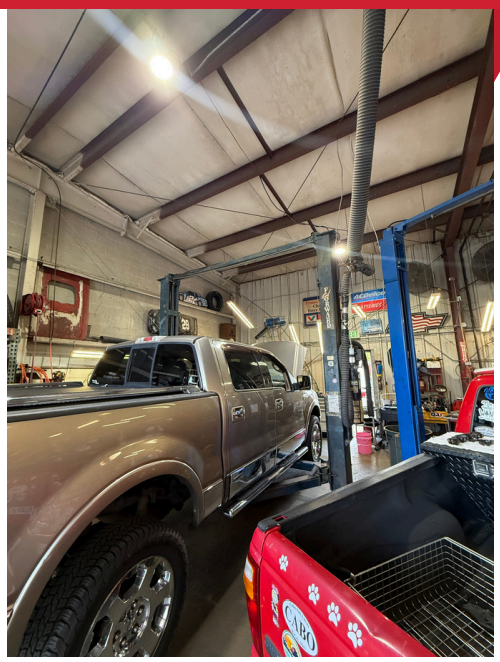
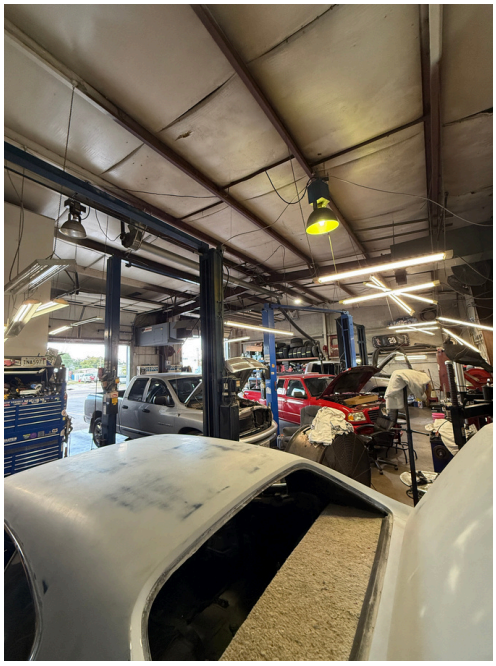
PHOTOS



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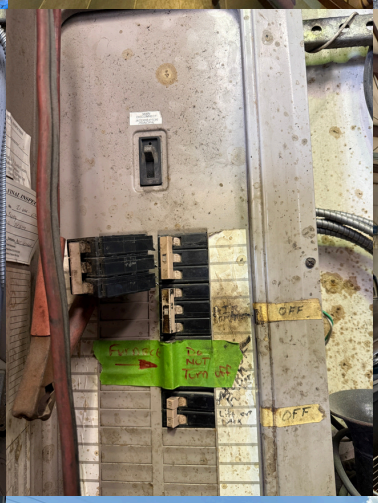
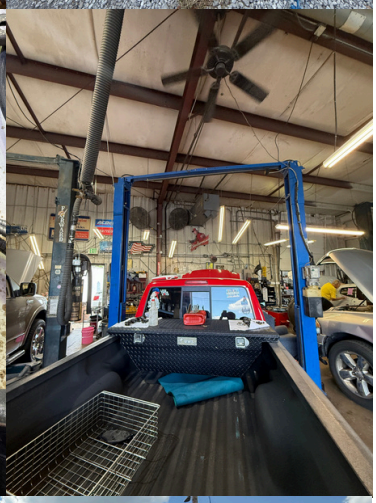
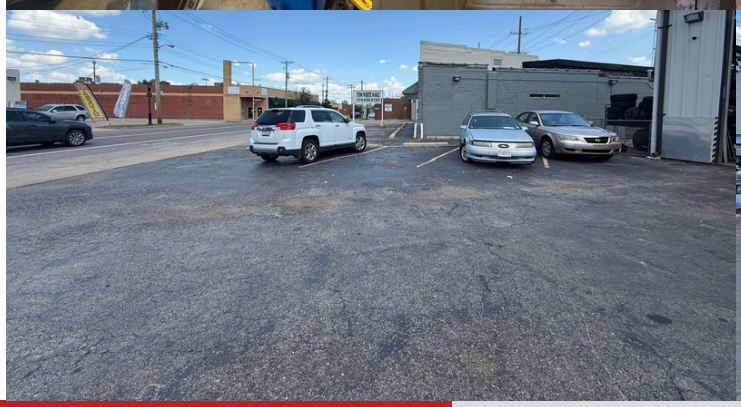

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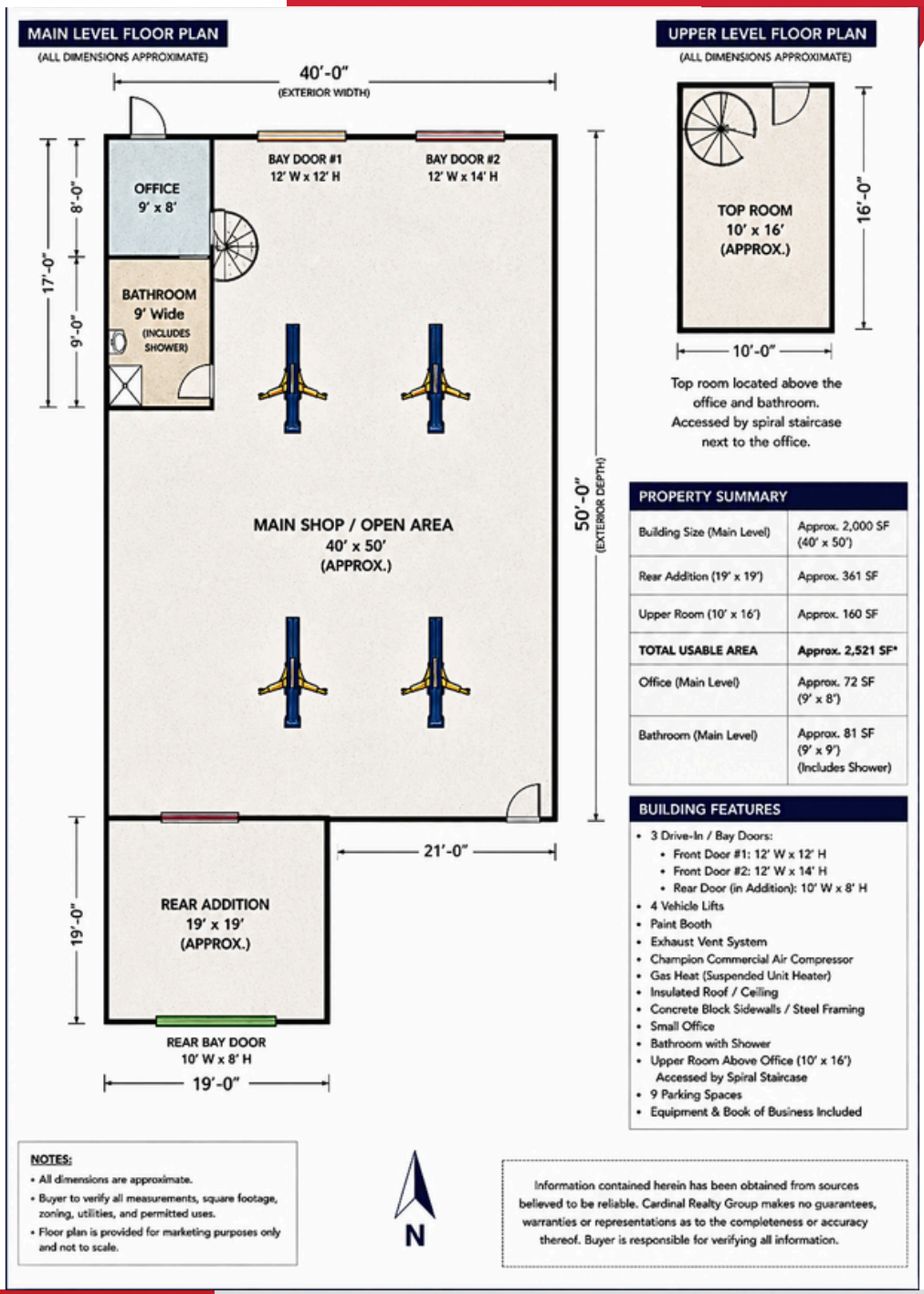
FLOOR PLAN



PROPERTY SUMMARY

Building Size (Main Level)	Approx. 2,000 SF (40' x 50')
Rear Addition (19' x 19')	Approx. 361 SF
Upper Room (10' x 16')	Approx. 160 SF
TOTAL USABLE AREA	**Approx. 2,521 SF***
Office (Main Level)	Approx. 72 SF (9' x 8')
Bathroom (Main Level)	Approx. 81 SF (9' x 9') (Includes Shower)

BUILDING FEATURES

- 3 Drive-In / Bay Doors:
  - Front Door #1: 12' W x 12' H
  - Front Door #2: 12' W x 14' H
  - Rear Door (in Addition): 10' W x 8' H
- 4 Vehicle Lifts
- Paint Booth
- Exhaust Vent System
- Champion Commercial Air Compressor
- Gas Heat (Suspended Unit Heater)
- Insulated Roof / Ceiling
- Concrete Block Sidewalls / Steel Framing
- Small Office
- Bathroom with Shower
- Upper Room Above Office (10' x 16') Accessed by Spiral Staircase
- 9 Parking Spaces
- Equipment & Book of Business Included

NOTES:

- All dimensions are approximate.
- Buyer to verify all measurements, square footage, zoning, utilities, and permitted uses.
- Floor plan is provided for marketing purposes only and not to scale.

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Information contained herein has been obtained from sources believed to be reliable. Cardinal Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Buyer is responsible for verifying all information.

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VIDEO WALKTHROUGH

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