

10311-10315 Watson Road
Sunset Hills, MO 63127

TURNKEY OWNER-USER OPPORTUNITY
SUNSET HILLS | 3,541 SF



FOR SALE: \$1,195,000

**RENOVATED OFFICE /
RETAIL / FLEX**

PROPERTY HIGHLIGHTS

- Extensively Renovated in 2022
- New HVAC (1 6-ton unit, 2 3-ton units)
- New Roof with 10-year transferable warranty
- New floors, walls, restrooms, etc.
- Move-In Ready Owner-User Opportunity
- Flexible Office / Commercial Layout
- Potential to Subdivide for Two Businesses
- Multiple Private Offices & Large Open Areas
- 3 Restrooms + Kitchenette
- 21 Parking Spaces
- Vacant & Available for Immediate Occupancy

SPACE DESCRIPTION

Extensively renovated, move-in-ready commercial building featuring a flexible mix of private offices, reception areas, large training/studio spaces, kitchenette and three restrooms. The layout offers potential to subdivide for two businesses, providing excellent flexibility for an owner-user or multi-tenant configuration.



For more information, please contact:



HAL HANSTEIN
PRESIDENT

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VICE PRESIDENT

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**TURNKEY OWNER-USER OPPORTUNITY |
SUNSET HILLS | 3,541 SF**



	1 Mile	3 Miles	5 Miles
Population	9,602	84,783	164,966
Households	3,709	34,138	64,740
Avg. HH Income	\$100,442	\$127,090	\$142,931

DIRECTIONS:

From I-44, take Exit 277A to Watson Road and travel east. The property is conveniently located along Watson Road near S. Sappington Road.

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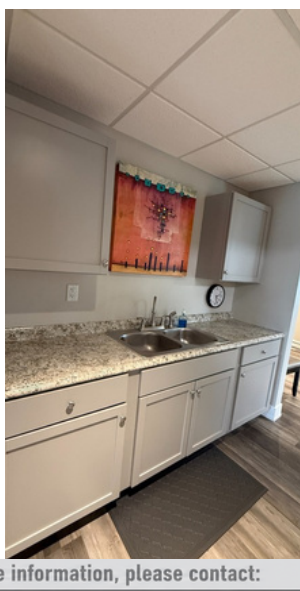
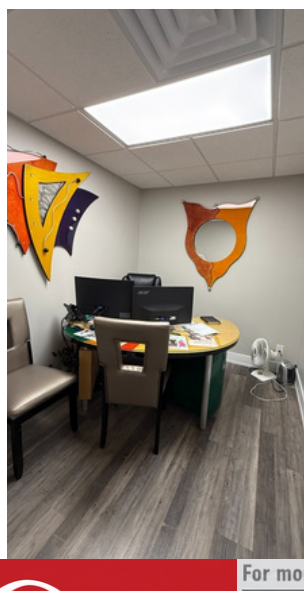
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**CARDINAL
REALTY GROUP**
Your Commercial
Real Estate Home Team

10311-10315 Watson Road
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PHOTOS



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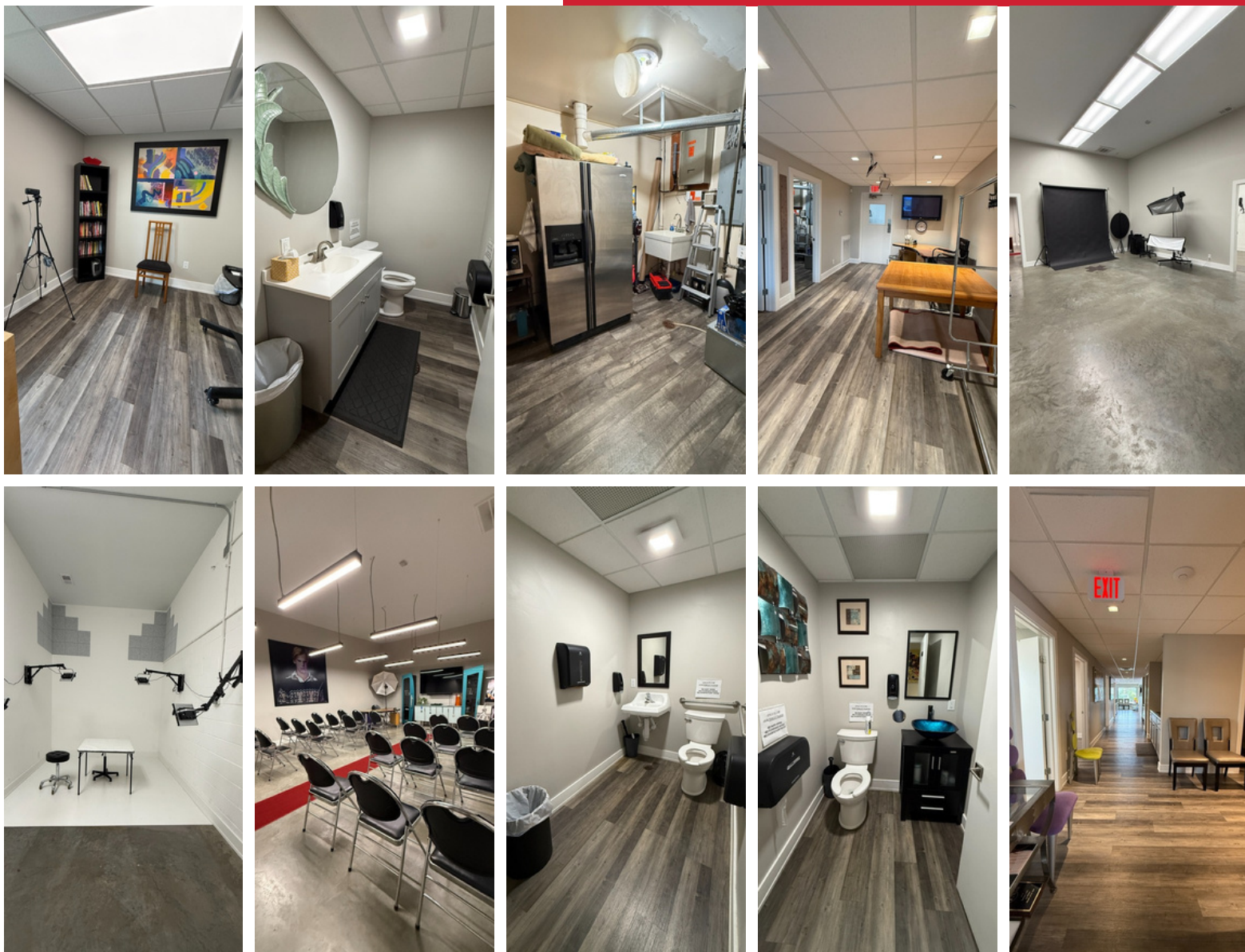
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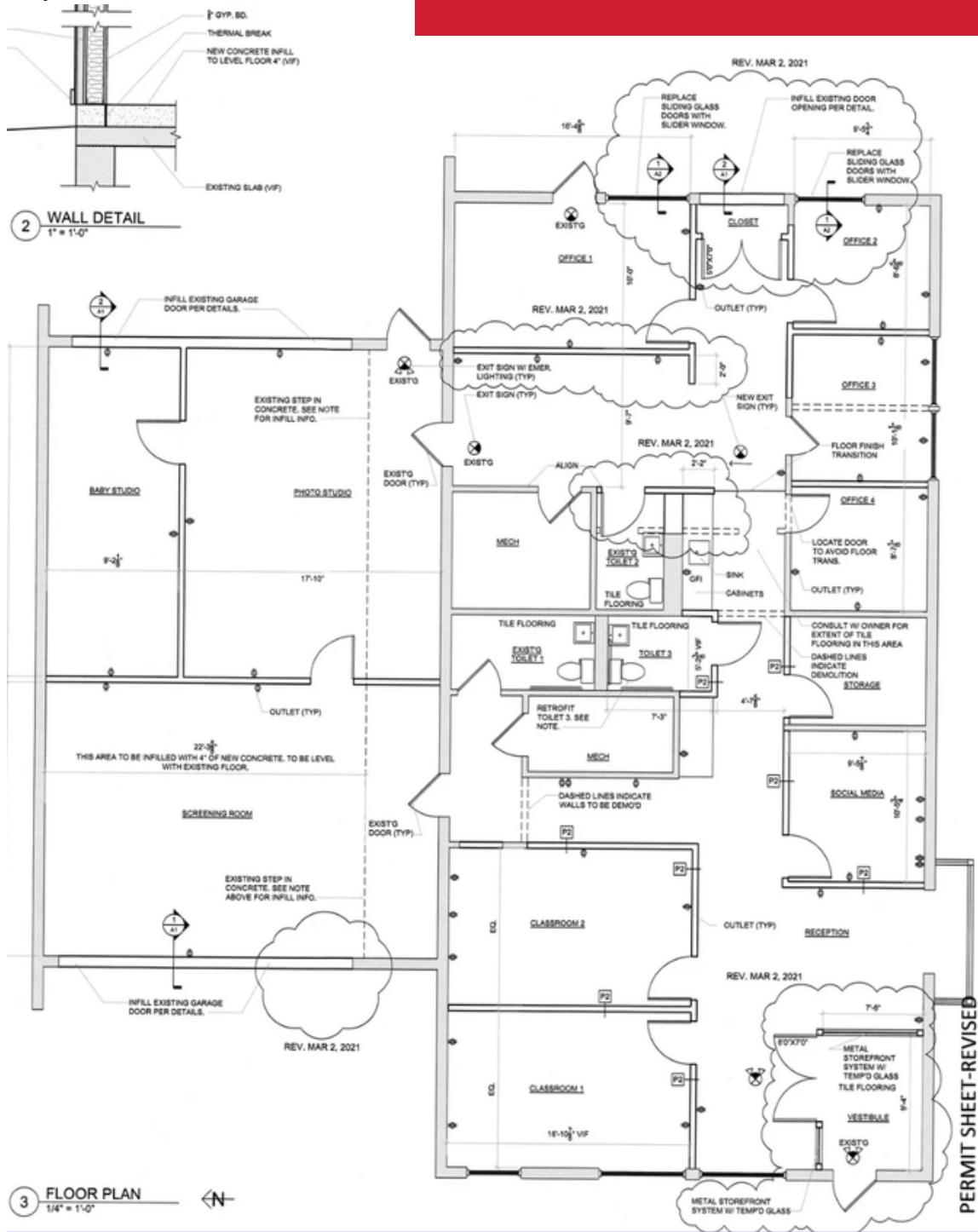
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FLOOR PLAN



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VIDEO WALKTHROUGH

FOR SALE

RENOVATED COMMERCIAL BUILDING

- 21 PARKING SPACES
- MULTIPLE OFFICES & OPEN AREAS
- 3 RESTROOMS + KITCHENETTE
- POTENTIAL TO SUBDIVIDE
- SUNSET HILLS, MISSOURI

10311-10315 WATSON ROAD
SUNSET HILLS, MO 63127

3,541 SF
MOVE-IN READY

IMAGES MODELS & ACTORS
AGENCY
10311

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