

# For Sale or Lease

**Major Price Reduction**



**8419 Manchester Road  
St. Louis, MO 63144**  
Between  
Brentwood Blvd. & Hanley Rd.

- 3,000± Sq. Ft. Of Buildings
- 162' of Frontage
- 19,063± Vehicles Per Day (2008)
- 31,799± Sq. Ft. Lot (.73 Acres)  
(162' X 196')



**Sale Price:**

**~~\$675,000.00~~ (\$21.38 Per Sq. Ft.)**

**Reduced Price:**

**\$499,000.00 (\$15.70 Per Sq. Ft.)**

**Lease Rate:**

**\$2,975.00 Per Month, MG**

**Contact: John H. Shepley**

Office

Industrial

Retail

Institutional

Investment

Management



**Hilliker Corporation**

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