

Property Type: Cross Property

6702 Keaton corporate Pkwy #102, O'Fallon 63368

MLS #: 18007603 Status: ACT L Price: \$2,275/mo
 Area: Francis H Stat Dt: 02/06/18 LO: Beckerle Preferred Properties
 Muni/Twp: O'Fallon LO ID: BKRL01
 SubD: Keaton Corporate Park 03 LO Ph: 636-940-2260
 Style: LA: Greg Beckerle
 CrossSt: LA ID: gbeckerl
 Schl Dst: LA Ph:
 Beds: 0 Apx SF: 5,892 Lot SF: 6,970 (County Records)
 Baths: 0 (0 0) Pr/SqFt: \$0.39 Age: 12
 Map: TaxID: 3-157D-A291-00-0002.0000000
 #Grg: Acre: 0.160 CDOM: 212
 #Crpt: #Rms:

Direct: Take HWY 40/64 to HWY K exit. Head North on HWY K to Keaton Corporate Parkway.

Mk Rmk: Professional office suite available in a well maintained office park just off HWY K. Quick and easy access to HWY 364 and 40/64. Up to 3,000sf available and is divisible. Currently built out with executive office, conference room, and open bullpen. Many potential uses including insurance, real estate office, attorney, doctors office, and call center. Call listing agent for tour.

1501 Zumbahl Rd, St Charles 63303

MLS #: 17086819 Status: ACT L Price: \$1,300,527
 Area: Francis H Stat Dt: 11/01/17 LO: Beckerle Preferred Properties
 Muni/Twp: St. Charles LO ID: BKRL01
 SubD: QUIKTRIP #660 BDRY ADJ LO Ph: 636-940-2260
 Style: LA: Greg Beckerle
 CrossSt: LA ID: gbeckerl
 Schl Dst: LA Ph:
 Beds: 0 Apx SF: Lot SF: 108,464 (County Records)
 Baths: 0 (0 0) Pr/SqFt: Age:
 Map: TaxID: 3-0003-9774-00-000B
 #Grg: Acre: 2.490 CDOM: 152
 #Crpt: #Rms:

Mk Rmk: Property can be subdivided. Located on Zumbahl Road just north of Highway 94. Zoned C-2 General Business District. All utilities available at site. Excellent road frontage in prime location. Traffic Count: 24,300 (vehicles daily 2004). Comments: This property is contiguous to QuikTrip. Other businesses in area include New Frontier Bank, Walgreen's, Schnucks, Sams, Fazoli's, Outback, and The St. Charles City Police. Future signal at curb.
 Agent is related to owner but is not a principal.

Presented By: Greg Beckerle

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All information herein has not been verified and is not guaranteed.

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2085 Bluestone Drive, St Charles 63303

MLS #: **17086817** Status: **ACT** L Price: **\$10/SqFt**
 Area: **Francis H** Stat Dt: **11/01/17** LO: **Beckerle Preferred Properties**
 Muni/Twp: **St. Charles** LO ID: **BKRL01**
 SubD: **Blanchette Business park** LO Ph: **636-940-2260**
 Style: LA: **Greg Beckerle**
 CrossSt: LA ID: **gbeckerl**
 Schl Dst: LA Ph:
 Beds: **0** Apx SF: **14,000** Lot SF: **47,045 (Owner)**
 Baths: **0 (0 0)** Pr/SqFt: **\$0.00** Age: **19**
 Map: TaxID: **3-0011-7507-00-002A.0000000**
 #Grg: Acre: **1.080** CDOM: **360**
 #Crpt: #Rms:
 Mk Rmk: **1500 and 2565 sf office space available with HWY 94 visibility. Entrance at grade and in the front of the building facing HWY 94. Build out consists of private offices, conference room, reception area, kitchenette, private bathroom, and copy/work station. Monument sign available. Quick and easy access to HWY 94, I-70, and hwy 364 page extension.**

Hoff Rd, O'Fallon 63366

MLS #: **17080977** Status: **ACT** L Price: **\$14,296,700**
 Area: **Fort Zumv** Stat Dt: **10/10/17** LO: **Beckerle Preferred Properties**
 Muni/Twp: **St. Charles** LO ID: **BKRL01**
 SubD: **none** LO Ph: **636-940-2260**
 Style: LA: **Greg Beckerle**
 CrossSt: LA ID: **GBECKERL**
 Schl Dst: LA Ph:
 Beds: **0** Apx SF: Lot SF: **5,661,493 (County Records)**
 Baths: **0 (0 0)** Pr/SqFt: Age:
 Map: TaxID: **2-0058-S026-00-0009**
 #Grg: Acre: **129.970** CDOM: **531**
 #Crpt: #Rms:
 Direct: **I-70 to Bryan Rd. Head North to W. Terra Ln. West on W. Terra Ln to Hoff Rd. Head North on Hoff Rd. Property is on the West side of Hoff rd beginning at Progress West Ln.**
 Mk Rmk: **129.98+/- acres of I-2 heavy industrial land available in O'Fallon MO. This is the largest and last available I-2 ground in O'Fallon. Zoned to permit a wide variety of industrial uses. All utilities are available. Site would perfect for a large single user or could easily continue being developed for multiple sized industrial sites. Survey's and lot layouts available at agents office. Lot's as small as 1.125 acres with engineering work completed for a 11,200sf building available along Progress West Ln. Call agent for more details. Agent is related to owners but is not a principal**

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Property Type: Cross Property

1505 Progress West Lane, O'Fallon 63366

MLS #: **17080974** Status: **ACT** L Price: **\$135,363**
 Area: **Fort Zumv** Stat Dt: **10/10/17** LO: **Beckerle Preferred Properties**
 Muni/Twp: **O'Fallon** LO ID: **BKRL01**
 SubD: **Progress West Industrial Park** LO Ph: **636-940-2260**
 Style: LA: **Greg Beckerle**
 CrossSt: LA ID: **GBECKERL**
 Schl Dst: LA Ph:
 Beds: **0** Apx SF: Lot SF: **49,005 (Owner)**
 Baths: **0 (0 0)** Pr/SqFt: Age: **2**
 Map: TaxID:
 #Grg: Acre: **1.125** CDOM: **174**
 #Crpt: #Rms:
 Direct: **I-70 to Bryan Road exit. North on Bryan to West Terra Ln. Head West on West Terra In. to Hoff Rd. Take Hoff Rd to Progress West Ln. Lots on the North side of Progress West Ln.**

Mk Rmk: **5 lots totaling 7.1+/- acres. Zoned I-2 Heavy Industrial. Zoned to permit a wide variety of industrial uses. All utilities are available. Lots are level and at grade with Progress West Lane. Easy access to I-70. Engineered completed. 11,200 sf building has been approved by city of O'Fallon per lot. Plans are available. This listing is for LOT 8 ONLY.**

Agent is related to owners but has no ownership

920 Bramblett Rd, O'Fallon 63366

MLS #: **17080970** Status: **ACT** L Price: **\$395,000**
 Area: **Fort Zumv** Stat Dt: **10/10/17** LO: **Beckerle Preferred Properties**
 Muni/Twp: **O'Fallon** LO ID: **BKRL01**
 SubD: **none** LO Ph: **636-940-2260**
 Style: LA: **Greg Beckerle**
 CrossSt: LA ID: **GBECKERL**
 Schl Dst: LA Ph:
 Beds: **0** Apx SF: **1,433** Lot SF: **125,888 (County Records)**
 Baths: **0 (0 0)** Pr/SqFt: **\$275.65** Age: **48**
 Map: TaxID: **2-056C-S028-00-0017.0000000**
 #Grg: Acre: **2.890** CDOM: **531**
 #Crpt: #Rms:
 Direct: **I-70 to Highway K. South on Highway K to Bramblett Rd. Property is directly behind the Schnucks.**

Mk Rmk: **1433sf residential house that sites on 2.89 acres. Currently zoned C-3 Highway Commercial. With it's great location and easy access this property would be perfect for a variety of users, including office, retail, service commercial, and institutional. The tenants of the property do not know the property is for sale. Please DO NOT DISTURB TENANTS. Touring the property will only be done with the submittal of an offer. All offers are to be contingent of tour. Agent is related to owner but is not a principal.**

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Property Type: Cross Property

402 Jungermann Dr, St Peters 63376

MLS #: **17069382** Status: **ACT** L Price: **\$449,999**
 Area: **Fort Zumv** Stat Dt: **08/28/17** LO: **Beckerle Preferred Properties**
 Muni/Twp: **St. Peters** LO ID: **BKRL01**
 SubD: **Orchard Hills Drive** LO Ph: **636-940-2260**
 Style: LA: **Greg Beckerle**
 CrossSt: **Jungermann and Orchard Hills** LA ID: **gbeckerl**
 Schl Dst: LA Ph:
 Beds: **0** Apx SF:
 Baths: **0 (0 0)** Pr/SqFt: **104,980 (Survey)**
 Map: Age:
 #Grg: Acre: **2.410** TaxID: **2-0108-4575-00-0150.0000000**
 #Crpt: #Rms: CDOM: **321**

Direct: **1/2 Mile south on Jungermann Road from Mexico Road in St. Peters.**

Mk Rmk: **Motivated Seller!! Located directly off of busy Jungermann Rd. in St. Peters. This parcel has great visibility for a bank, retail strip, offices, and much more.**

301 Feise Commercial Dr, Lake St Louis 63367

MLS #: **17024641** Status: **ACT** L Price: **\$1,250,000**
 Area: **Fort Zumv** Stat Dt: **03/27/17** LO: **Beckerle Preferred Properties**
 Muni/Twp: **Lake St. Louis** LO ID: **BKRL01**
 SubD: **N/A** LO Ph: **636-940-2260**
 Style: LA: **Greg Beckerle**
 CrossSt: LA ID: **gbeckerl**
 Schl Dst: LA Ph:
 Beds: **0** Apx SF: **14,792** Lot SF: **194,713 (County Records)**
 Baths: **0 (0 0)** Pr/SqFt: **\$84.51** Age: **28**
 Map: TaxID: **4-0059-0053-00-0012.1000000**
 #Grg: Acre: **4.470** CDOM: **671**
 #Crpt: #Rms:

Direct: **From HWY 40, take exit 4 onto MO-N. Head East towards Henke rd. Make left onto Henke to Technology Dr. Make left on Technology. Less than 1/2 mile down turn left onto Feise Commercial.**

Mk Rmk: **100% Air conditioned 16' ceiling height 12' at the eaves. 800 amp, 3 phase power. Constructed in 1991. Full sprinkler system, Very heavy parking capacity with some fenced in area. Possible uses include: office, daycare, banquet facility, church, or post office. HWY 40 frontage near HWY N. Very good access and some visibility from nearly completed HWY 364(page extension). Former American Legion Hall.**

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