



17758 Hornbean Dr.  
Chesterfield, MO 63005

phone: (636) 537-1001  
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COMMERCIAL  
REAL ESTATE SERVICES:

Landlord & Tenant Representation

Acquisitions & Sales

Land Development

Consulting

. . . .

VISIT OUR WEBSITE:  
[www.scottjenkinscompany.com](http://www.scottjenkinscompany.com)

Individual Member



Certified Commercial  
Investment Member

*For Sale Information,  
Please Contact:*

SCOTT C. JENKINS, CCIM  
[scottj@scottjenkinscompany.com](mailto:scottj@scottjenkinscompany.com)

# OFFICE BUILDING FOR SALE

996 Chesterfield Parkway East  
Chesterfield, MO 63017

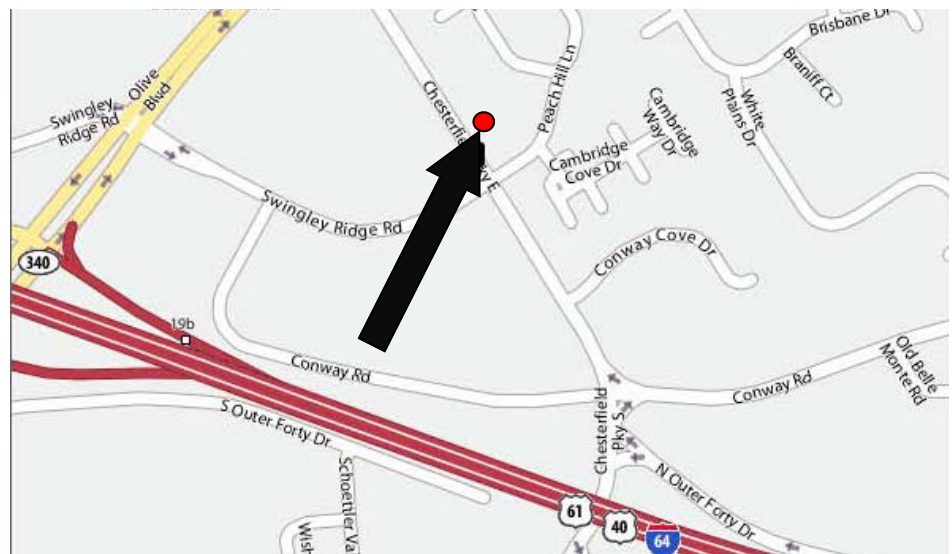
Sale Price **REDUCED:**

~~\$325,000~~

**\$299,500**

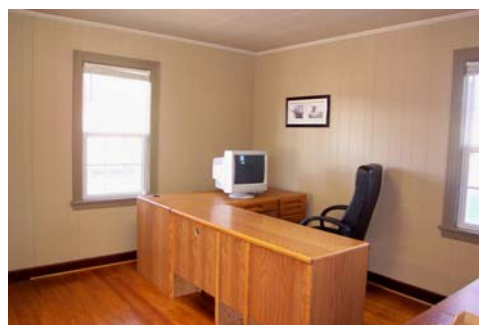


- 1,447 square foot office building;
- Climate controlled storage shed 8.5' X 20'
- Great visibility on Chesterfield Village Pkwy
- Complete renovation
- Hardwood flooring, fully wired for voice, data and electricity
- See attached survey and floor plan



*\*The information contained in this publication has been provided by sources deemed reliable but has not been verified. Broker makes no express or implied warranties or representations regarding its accuracy and submits such information subject to change without notice.*

# 996 Chesterfield Parkway East

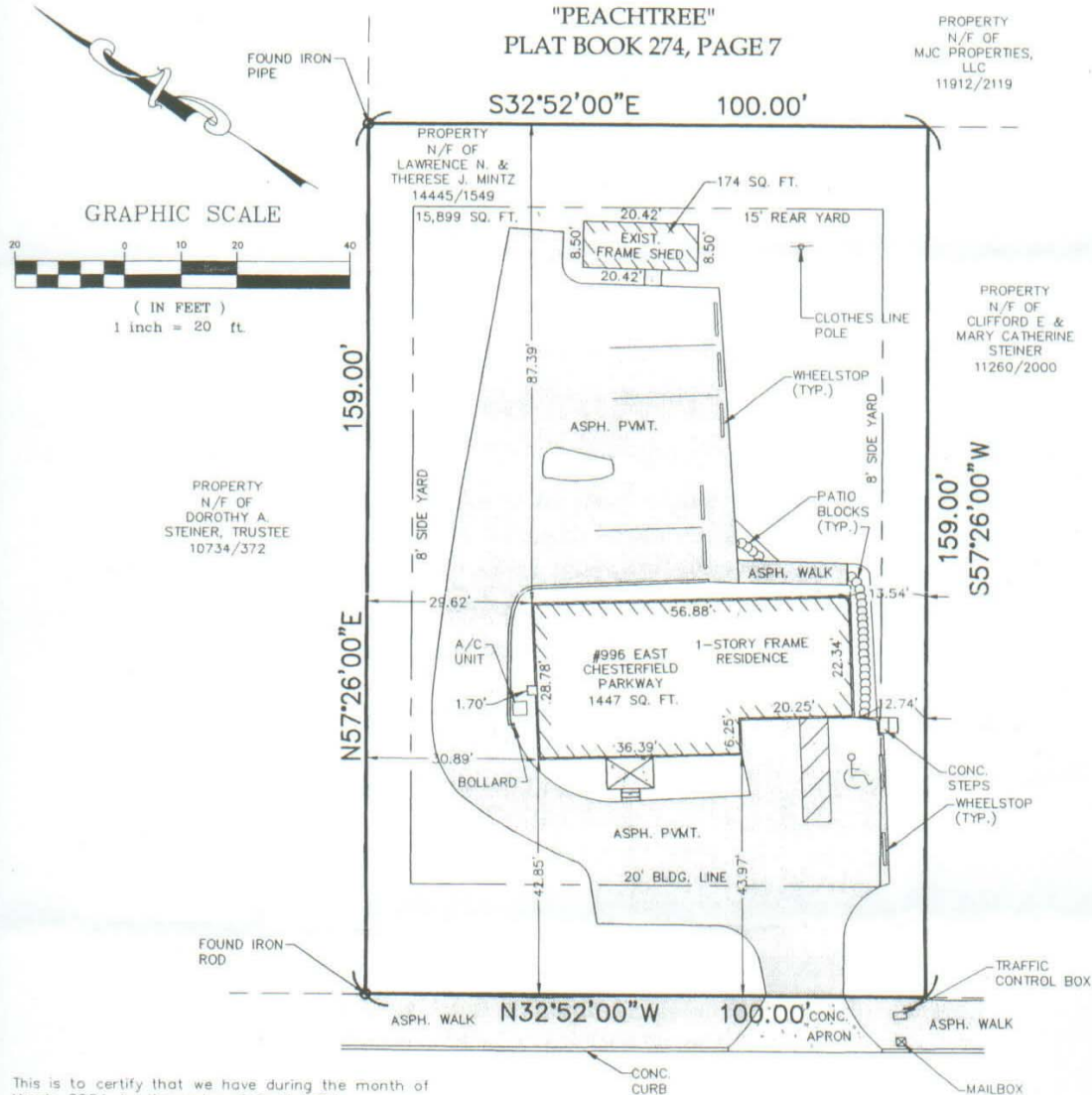


# 996 Chesterfield Parkway East

**SURVEYOR'S REAL PROPERTY REPORT**  
**#996 EAST CHESTERFIELD PARKWAY**  
 A TRACT OF LAND IN U.S. SURVEY 415  
 TOWNSHIP 45 NORTH, RANGE 4 EAST  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

"PEACHTREE"  
 PLAT BOOK 274, PAGE 7

PROPERTY  
 N/F OF  
 MJC PROPERTIES,  
 LLC  
 11912/2119



PROPERTY  
 N/F OF  
 DOROTHY A.  
 STEINER, TRUSTEE  
 10734/372

PROPERTY  
 N/F OF  
 CLIFFORD E &  
 MARY CATHERINE  
 STEINER  
 11260/2000

This is to certify that we have during the month of March, 2004, by the order of Capital Title, performed a Surveyor's Real Property Report on the above lot. Inspection was performed by the land surveyor in charge. This drawing represents the location of all boundary corners, inaccuracies may become evident after subsequent boundary investigation. Because no boundary corners have been set, this information should not be used to establish any fence, structure, or other improvements. Property dimensions shown hereon are based on record information and have been verified. No future warranty is made by the present or future owners.

## EAST CHESTERFIELD (82' W) PARKWAY

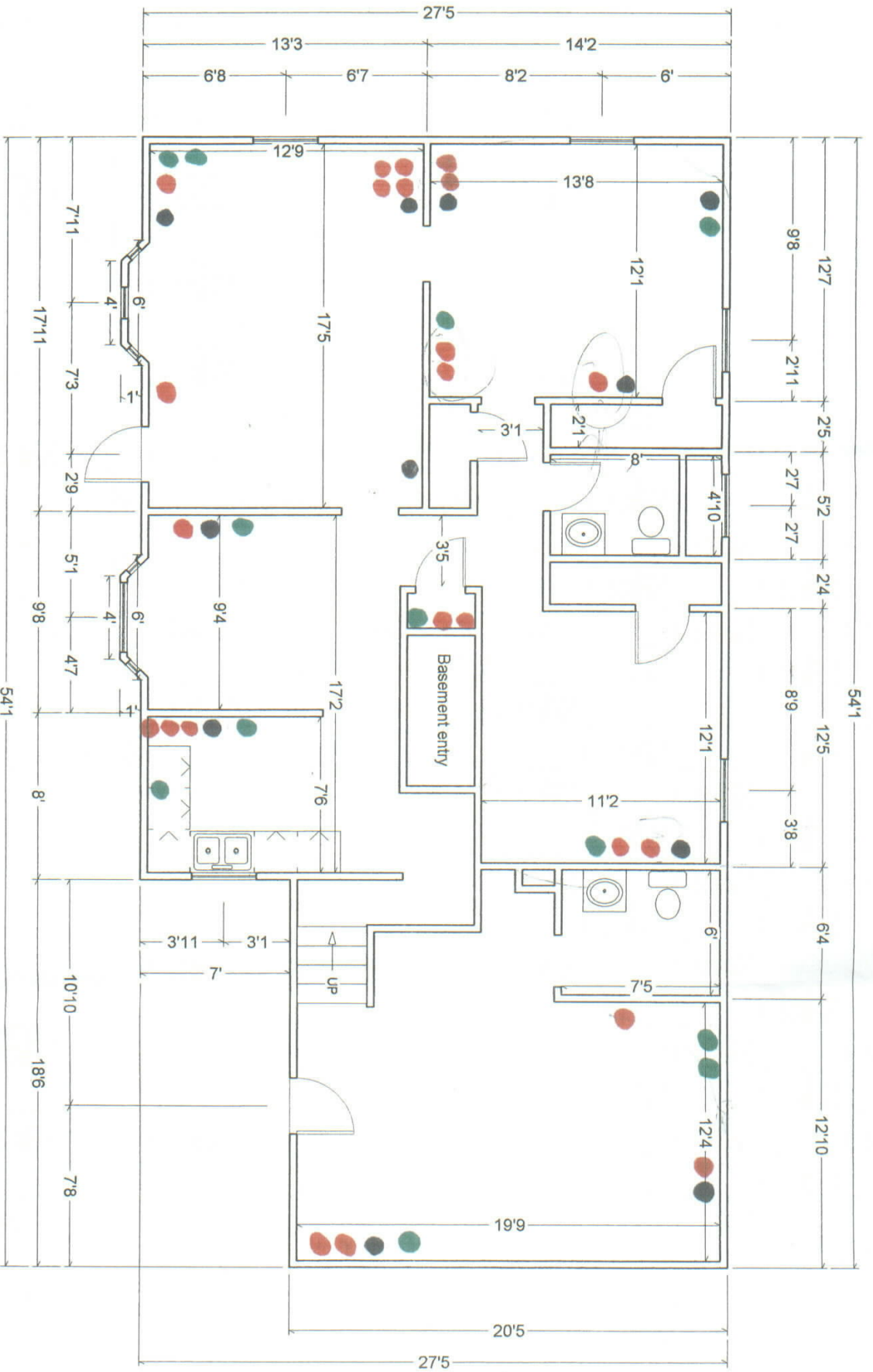
DIMENSIONS ARE ± 0.20'

**SABUR, INC.**  
 1751 ASHBY RD. ST. LOUIS, MO. 63114  
 PHONE: (314)428-1414 FAX: (314)428-6082  
 E-MAIL: sabur@sbcglobal.net

DRAWN BY: J.F.B.	ORDER NO. 04-026	SHEET 1
CHECKED BY: D.R.B.	DATE: 3/15/2004	



# 996 Chesterfield Parkway East



● = PHONE  
 ● = DATA  
 ● = ELECTRIC

