



Real Estate  
Brokerage  
Representation  
Consulting  
Management  
Development

**Leased**

**AVAILABLE**  
**314.367.2800**

**6,050 ± SQ. FT. BUILDING - ±17,000 SQ. FT. LAND**  
**PRESENTLY DAY CARE FOR FOREST PARK COMMUNITY COLLEGE**



**5457 HIGHLAND PARK DRIVE (OFF MACKLIND & OAKLAND), ST. LOUIS, MO 63110**

- Possible turn key operation with all equipment
- Maybe able to take over current population and funding programs
- 6 Classrooms, 6 Restrooms, and 2 Offices
- Facility licensed for 120 students
- 100% AC, with Full Wet Sprinkler System
- 3 Phase 200 Amp
- Large fenced play area on rear lot
- 7 Parking spaces in front of building
- Easily Accessible to I-64 in all directions
- Kitchen w/full Sprinklered hood
- 2 docks
- Security System
- Printable flyer on Web Site

**FOR LEASE: \$9.00/square foot, NNN**

**FOR SALE: \$565,000**

*Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.*

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FRIEDMAN  
GROUP, LTD.

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5457 HIGHLAND PARK DRIVE, ST. LOUIS, MO 63110



**Contact: Eric Friedman**

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