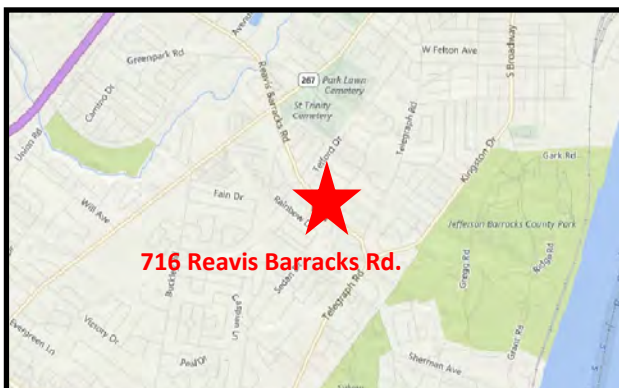


**716 Reavis Barracks Rd.
St. Louis, MO 63125****OFFERED AT:
\$235,000**

- Spacious 0.74± Acre Lot
- Turn-Key Former Learn & Play Day Care Center
- 3,155 ± SF with Lots of Storage
- R4 Zoning in Place with Conditional Use Permit for 25-30 Child Occupancy



- Completely Renovated in 2009 with Roof, Plumbing, Electric Installation and Parking Lot
- All Furniture, Fixtures & Equipment Included
- Successfully Operated & Cash Flowing for 10 Years
- Owner Recently Retired with Rewarding & Joyous Memories

FOR MORE INFORMATION CONTACT:**Dianne Graham**

Cell: 314-757-7252

Direct: 314-336-1970

graham@realtyexchangeweb.com**Constantine (Dino) Benos**

Cell: 314-504-9043

Direct: 314-446-7552

cbenos@stlmultifamily.com

PHOTOS



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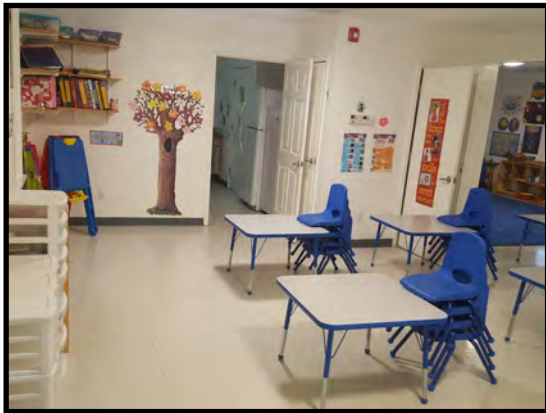
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cbenos@stlmultifamily.com

2203 South Big Bend Blvd St. Louis, MO 63117 314-647-2220 1-800-592-4502 www.stlmultifamily.com

Information combined herein has been obtained from the owner of the property or 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(s) investigate fully.

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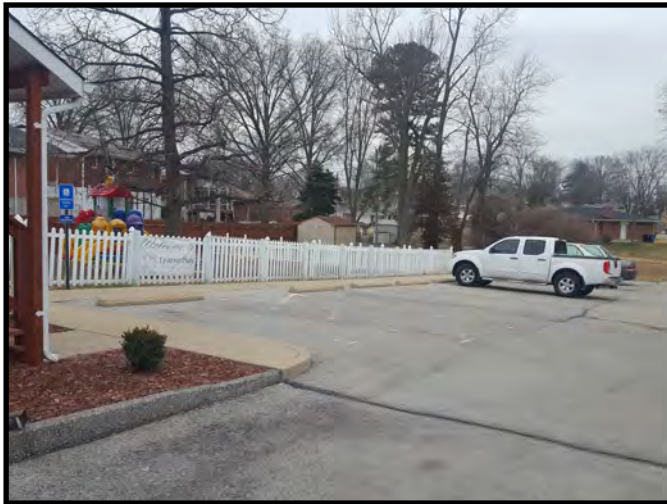
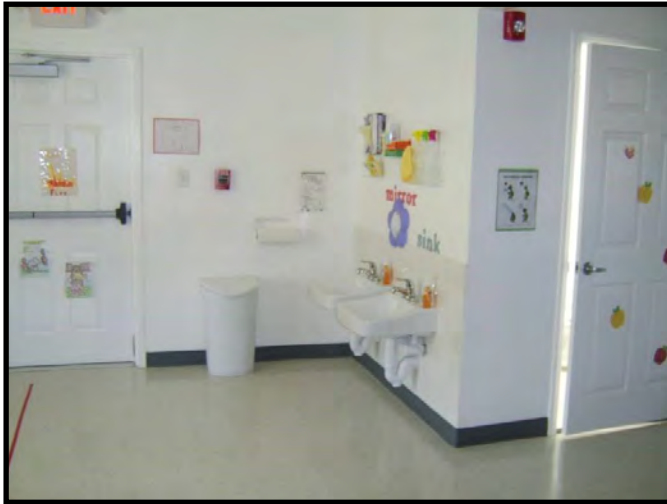
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