

### Property Highlights

150 Seat Sanctuary  
58+ Car Parking  
Small Kitchen  
Fellowship Hall  
Elevator Shaft in place  
for future elevator  
Handicap accessible  
Offices  
Class rooms lower level  
were used by a daycare  
Outdoor playground  
Large 3,163 Sq Ft space  
unfinished on upper level  
Alarm system  
Fire pull handles and  
strobes  
Forced air gas furnances  
Central air

Zoning O'Fallon R1  
Single Family Residential

### Size

Land 1.823 acres

Building Phase 1 Year 1991  
First Floor 2,460 Sq Ft  
Second Floor 2,460 Sq Ft  
Total 4,751 Sq Ft Finished

Building Phase 2 Year 2005  
First Floor 3,957 Sq Ft  
2nd Floor 794 Sq Ft Finished  
3,163 Unfinished Total 3,957  
Phase 2 Total 7,9147 Sq Ft

Total Building 12,834

### Presented by:

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## **FOR SALE \$835,000** **8425 Mexico Rd, Saint Peters, MO 63376**



A beautiful building with a very flexible floor plan, this property has over 12,000 sq feet under roof. Built in 2 phases, phase 1 is the church with chapel and offices on the main level, and kitchen and large fellowship/ meeting space in lower level. Upon building phase 2, the owners finished the newest building lower level for a daycare, and left the main level of the addition with one large open area to finish as you desire. Thoughtful design, there is an elevator shaft available to add an elevator. Includes a large paved parking lot.

This property is currently zoned residential R1, but has been identified by City of O'fallon as commercial potential.

Don't miss this versatile building with high visibility and easy highway access.

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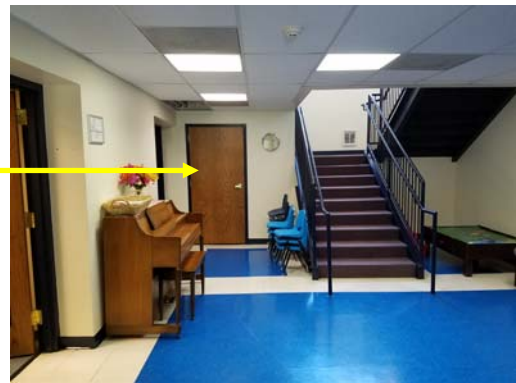
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Elevator shaft  
behind door

Lower Level  
lobby



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Main Floor unfinished space above school



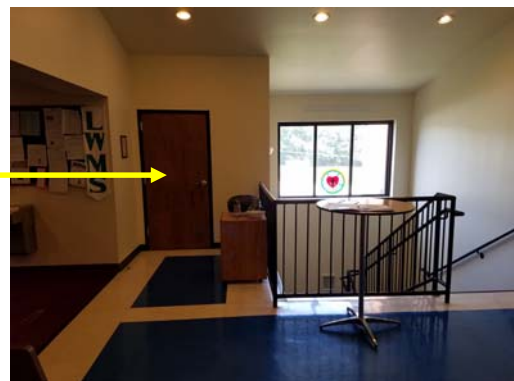
Main Floor unfinished space above school



School to unfinished space stairway



Elevator shaft behind door



Main floor lobby stairway

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Handicap access ramp to lower level entrance



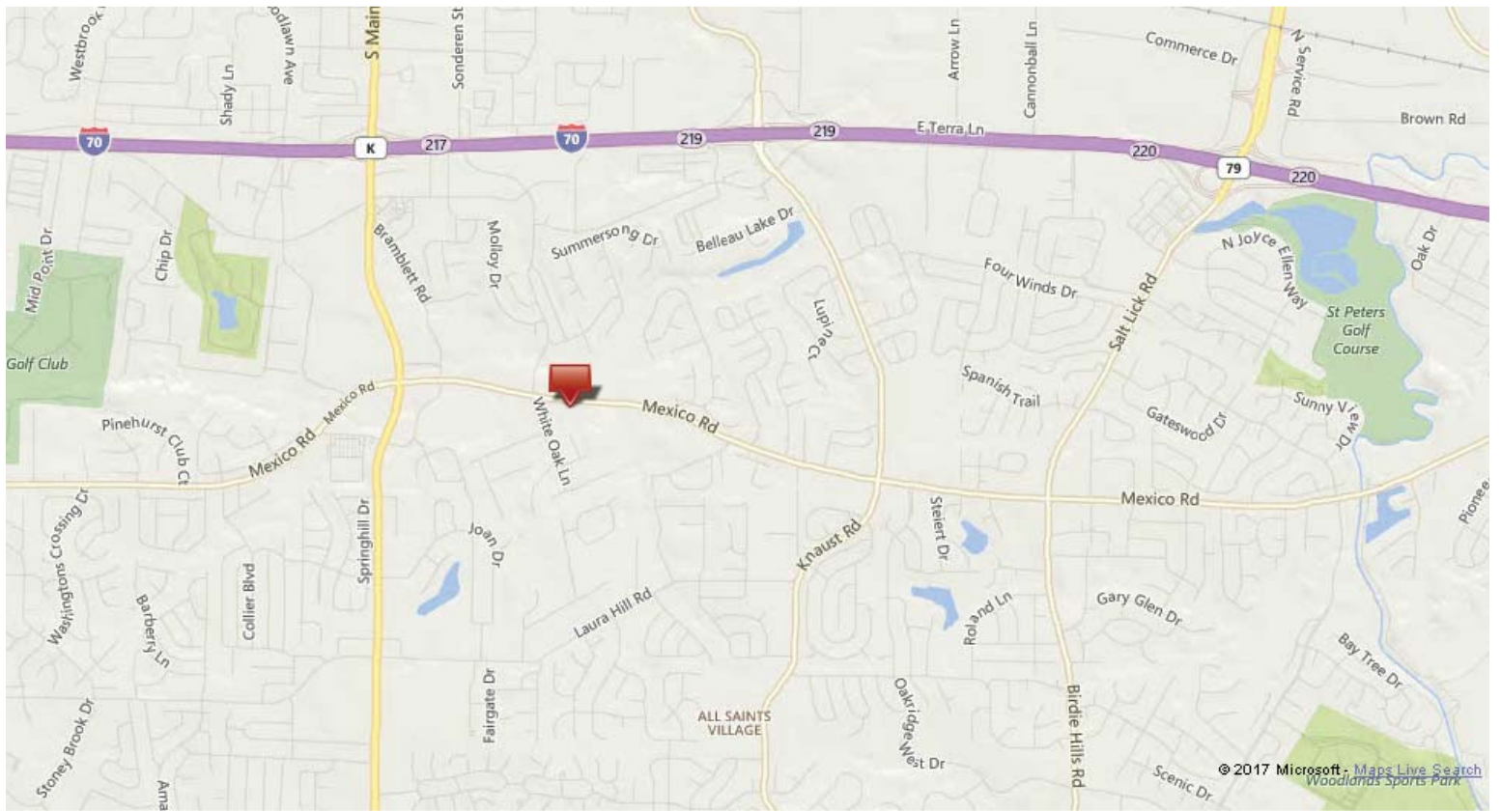
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Courtesy Of Cheryl Meglio, Mid America Regional Info Systems

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Map



## Property Map



\*Lot Dimensions are Estimated

