

# For Sale/Lease

**NAIDESCO**

**3201 - 3227 S Kingshighway Blvd**  
St. Louis City, MO 63139



## Property Highlights



**For Sale/Lease**  
± 41,928 SF on ± 1.69 AC



**Two Building**  
**Sale**



**User / Buyer / Investor**  
**Opportunity**



**Sale Price:**  
**\$2,895,000**

For more information, please contact:



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**NAIDESCO**

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## Property Features

### Two Building Portfolio on $\pm 1.69$ AC

- 3201 - 3205 S Kingshighway Blvd ( $\pm 38,700$  SF)
  - First floor:  $\pm 12,940$  SF available for occupancy
  - Upper level:  $\pm 26,000$  SF month-to-month tenant (can be available)
- 3227 S Kingshighway Blvd (2,988 SF)
  - Leased to TitleMax
- Great opportunity for user/buyer/investor
- New roof on approximately 95% of total building area
- Highly visible location on S Kingshighway Blvd



**Sale Price:**  
**\$2,895,000**



**Lease Rate (First Floor):**  
**\$10.00 / SF, NNN**



**3201 S Kingshighway Blvd | First Floor**  
 **$\pm 12,940$  SF Available for Occupancy**

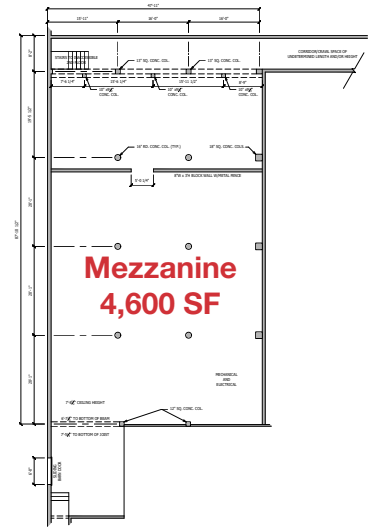
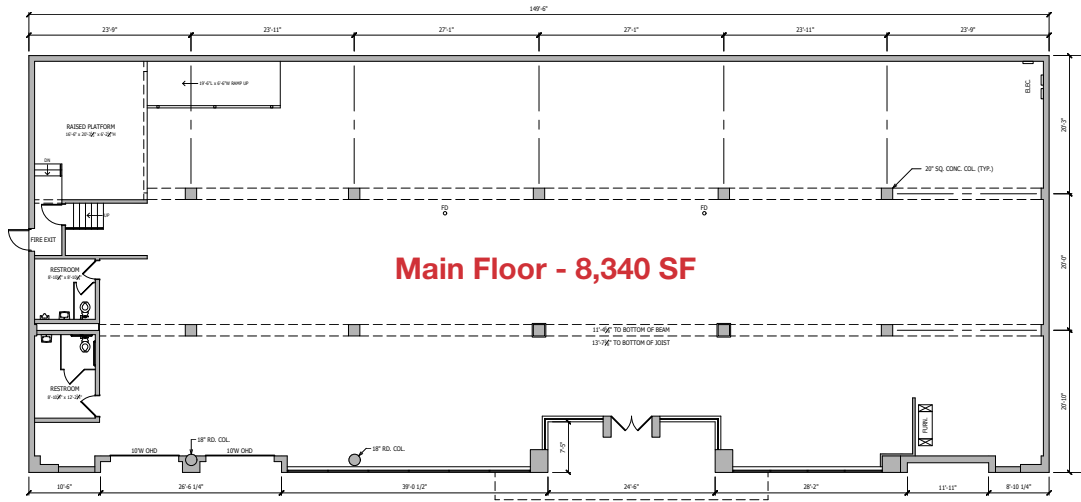


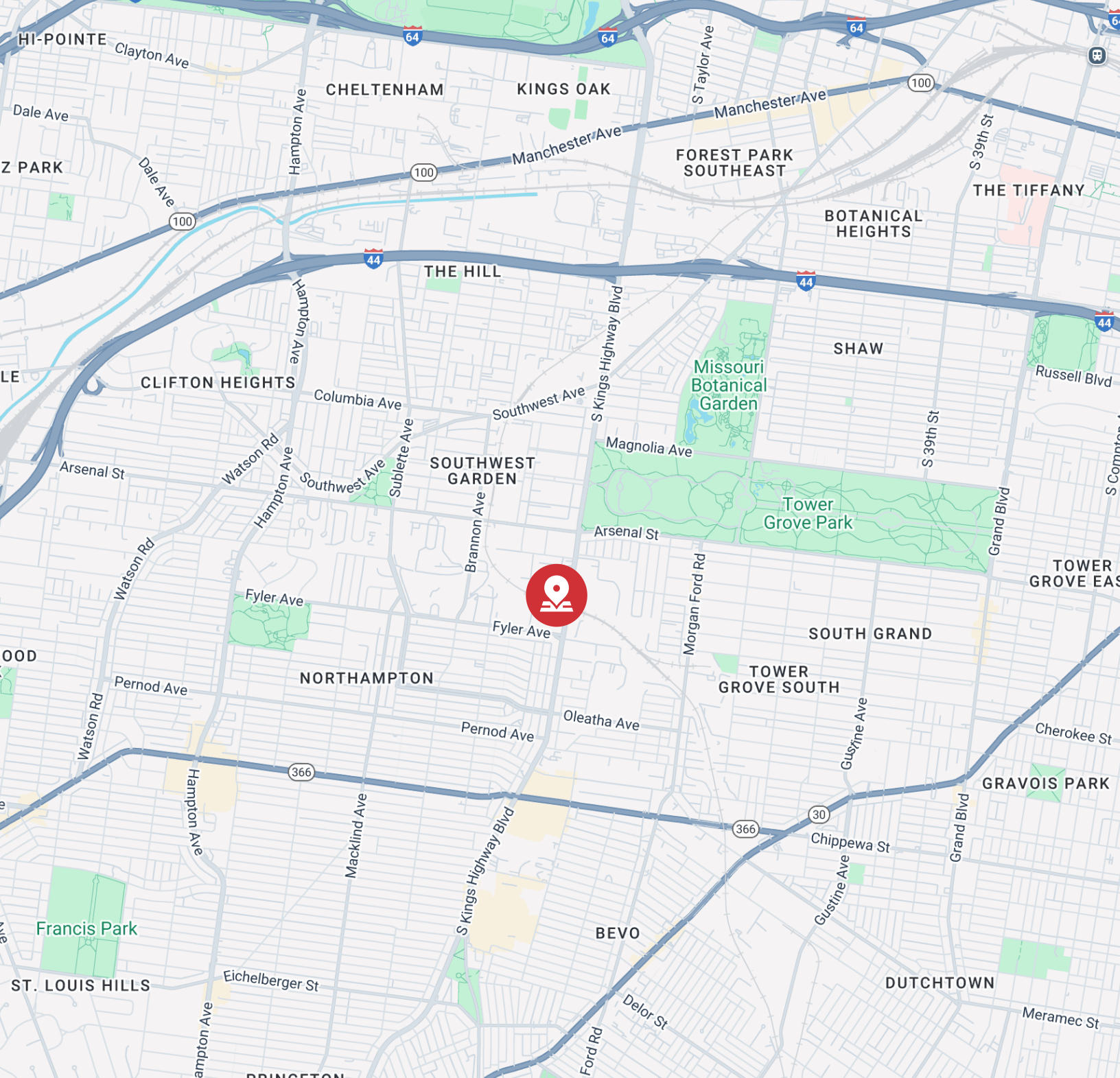
## Floor Plan

### 3201 S Kingshighway Blvd | First Floor

± 12,940 SF Available for Occupancy

Lease Rate: \$10.00 / SF, NNN





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