

FOR LEASE OR SALE



THREE-BUILDING OFFICE PARK

40, 50, 70 E North Street / Eureka, MO 63025

HIGHLIGHTS

- ✓ Proximity to educational institutions like Eureka High School and Blevins Elementary School.
- ✓ Located in an established retail corridor.
- ✓ Conveniently located near Interstate 44, providing easy access to the St. Louis metropolitan area.

40 E NORTH STREET

4,000 SF

- Sales Price: \$750,000
- Rent: \$18.50 PSF, NNN
- Estimated Taxes: \$3.80 PSF
- Estimated CAM: \$3.54 PSF

50 E NORTH STREET

4,000 SF

- Sales Price: \$750,000
- Rent: \$18.50 PSF, NNN
- Estimated Taxes: \$3.80 PSF
- Estimated CAM: \$3.54 PSF

70 E NORTH STREET 4,037 SF

- Sales Price: \$750,000
- Rent: \$18.50 PSF, NNN
- Estimated Taxes: \$4.29 PSF
- Estimated CAM: \$4.90 PSF

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