

FOR SALE OR LEASE

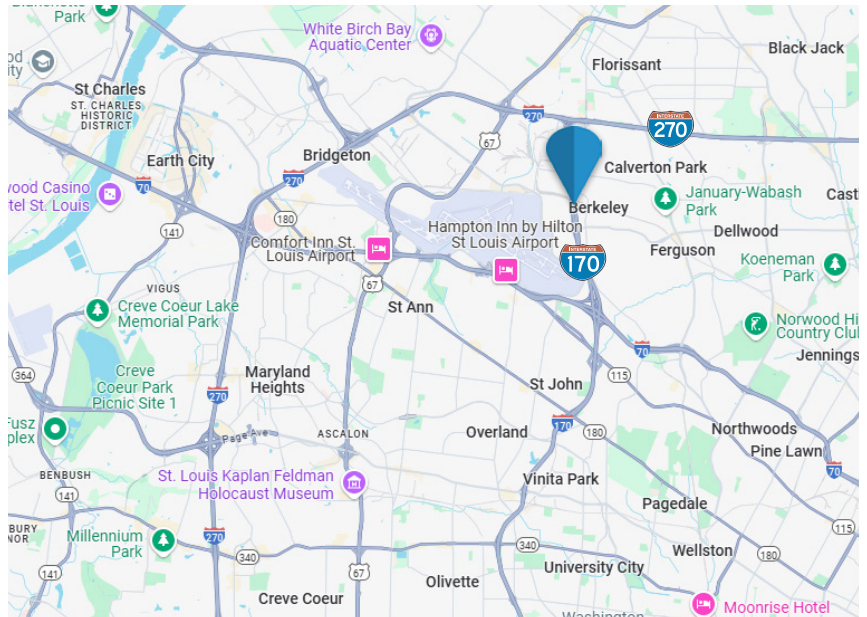
6556 Jonas Pl.
St. Louis, MO 63134



Owner Occupant Opportunity. Building includes warehouse, office and a showroom perfect for a distributor or manufacturer.

- Building 8,750 SF
- Lot 27,007 SF
- Year Built 1974
- 700 SF Showroom
- Located in Municipality of Berkeley
- Land Lease to Billboard Owner Providing Rental Income!

Lease Rate \$7 NNN



Price: ~~\$745,000~~ \$695,000

Ken Wedberg

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Information contained 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.

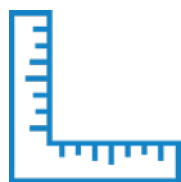
Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Building, 6556 Jonas Pl. St. Louis, MO 63134.

Highlights

- Building 8,750 SF
- Lot 27,007 SF
- Year Built 1974
- 800 Amp Single Phase Electric
- Covered Loading Docks in Rear (3)
- Drive In Door In Front
- Great Location Near Boeing Off of I-170
- Showroom and Office Area Have HVAC
- 700 SF Showroom
- Land Lease to Billboard Owner Providing Rental Income
- Rooftop Has Signage
- Ceiling Heights 14' -15.5'



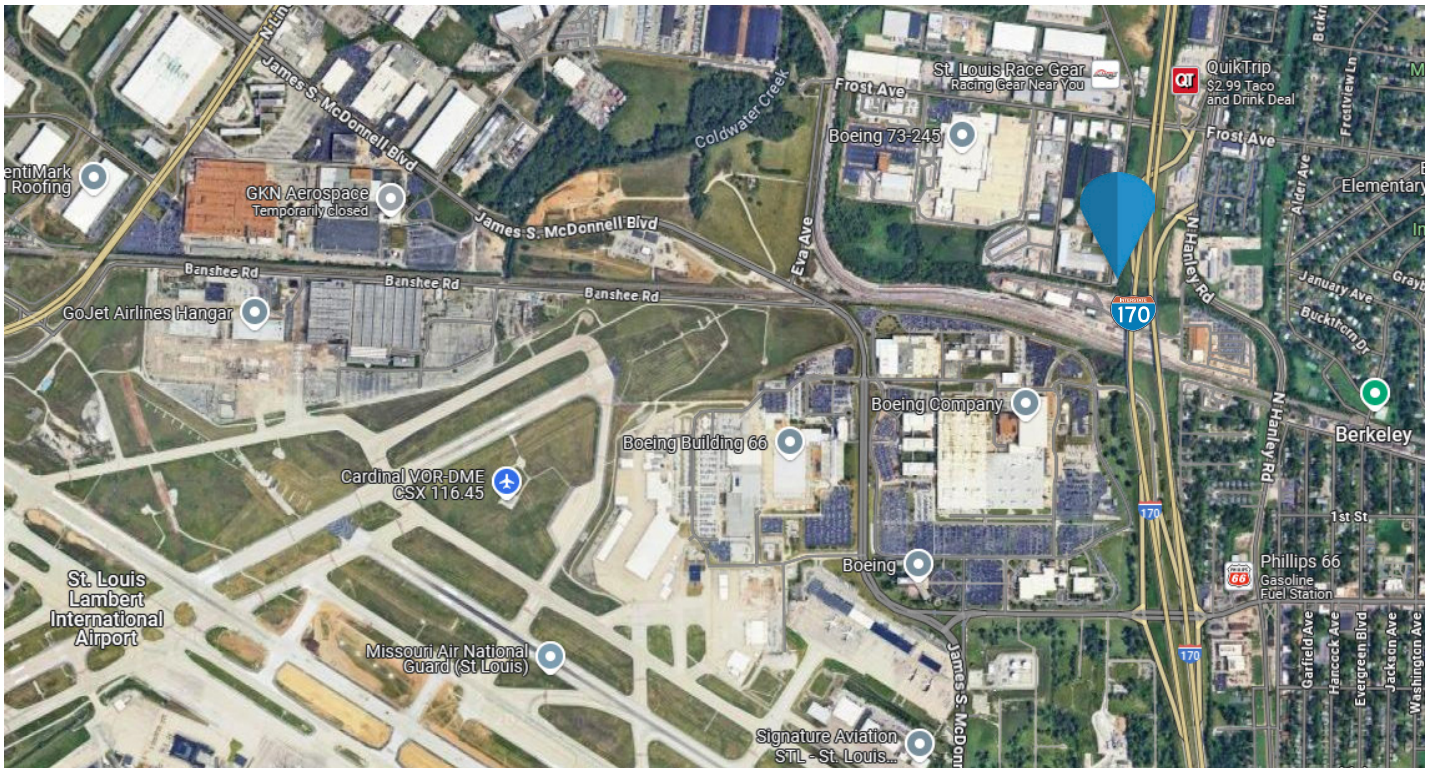
8,750
SQ FT



1974
BUILT



\$850,000
PRICE



Demographics	1 Mile	3 Mile	5 Mile
Population	6,589	73,988	228,159
Households	2,521	30,834	94,457
Average Household Income	\$55,844	\$70,241	\$72,796
Traffic Volume	49,885	84,178	137,693

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Demographics



2,612
HOUSEHOLDS



7,466
POPULATION



2.86
AVERAGE
HOUSEHOLD SIZE



\$55,844
AVERAGE
HOUSEHOLD INCOME



\$155,424
AVERAGE
HOUSING VALUE



95.2%
EMPLOYMENT



53.6%
WHITE COLLAR
WORKERS

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