

OFFERED EXCLUSIVELY BY



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ChenMed

3721 South Grand Boulevard | St. Louis, MO 63118



Prime Medical Corridor | Significant Healthcare Investment | Attractive Net Lease w/ Rental Increases
Excellent Access & Visibility | Strong Growing Retail Corridor | Dense Demographics



PRICE:
\$4,593,054



CAP RATE:
7.25%

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Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the ChenMed Property located in St. Louis, MO (the "Property"). The Property consists of a 15,735-square-foot freestanding building on a 1.27-acre parcel of land. ChenMed is operating under a long-term lease with roughly 20 years remaining and four, five-year options to extend. Additionally, the lease features rental increases every five years, providing a natural hedge against inflation. *See lease abstract for full details.*