

# 150 WELDON PARKWAY

MARYLAND HEIGHTS, MO 63043



## PROPERTY HIGHLIGHTS

- ▶ 11,000 SF office building with 47 parking spaces
- ▶ The property can be delivered vacant or with existing month-to-month tenants in place, currently occupying approximately 50% of the space
- ▶ Great established location in Maryland Heights
- ▶ Immediate access to Dorsett Road provides direct connectivity to I-70 and I-170
- ▶ **Sale Price: \$1,699,000**

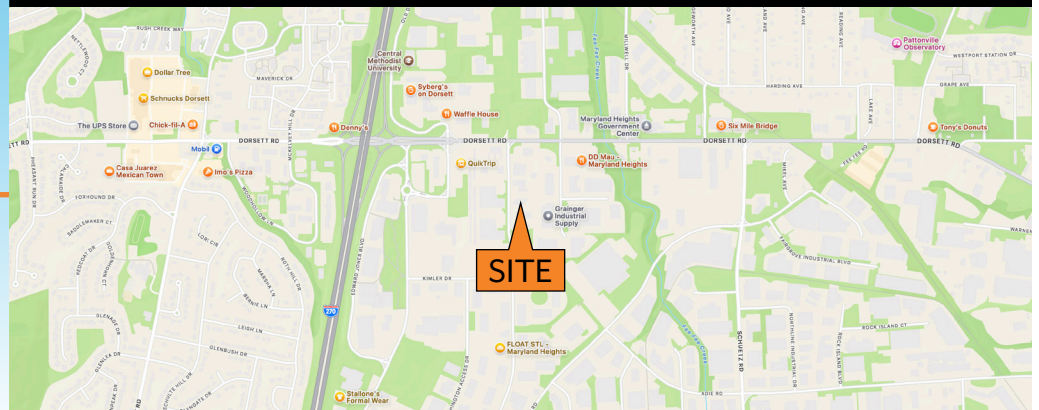
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## CAPITAL IMPROVEMENTS

**2013**

**\$188,499**

*New top-of-the-line heating and air system*

**2014**

**\$90,335**

*New TPO roof*

**2018**

**\$8,400**

*Converted building lighting to LED*

**\$7,800**

*Installed two new parking lot lights*

**2019**

**\$8,200**

*New piping installed throughout building*

**2025**

**\$36,998**

*New parking lot*

**\$7,650**

*New electrical boxes*

**\$12,300**

*Excavation and removal of landscape / retaining walls*

**\$9,600**

*New concrete rear walkway with ADA-compliant ramp*

**Total Capital Investment: \$369,782**

