

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**

Contact Information

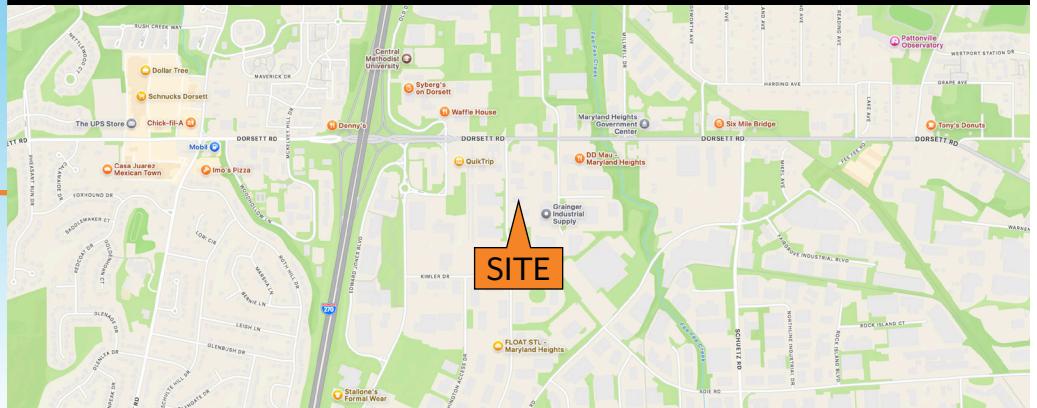
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CAPITAL IMPROVEMENTS

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



Information herein has been obtained from the owner of the property or from 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 that purchaser investigate fully.

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