

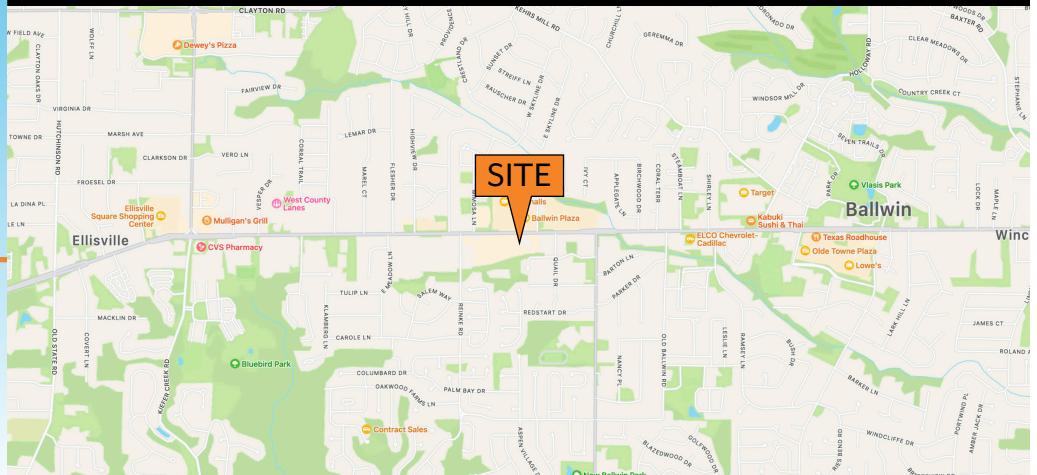
# 15420 MANCHESTER ROAD

ST. LOUIS, MO 63011



## PROPERTY HIGHLIGHTS

- 4,200 SF Medical Office building on 1 Acre
- Great traffic – located between New Ballwin Road and Clarkson Road
- Highly visible to over 40,000 VPD on Manchester Rd.
- Adequate Parking available
- **Lease Rate: \$21.95/sf NNN**
- **Sale Price: \$1,195,000**

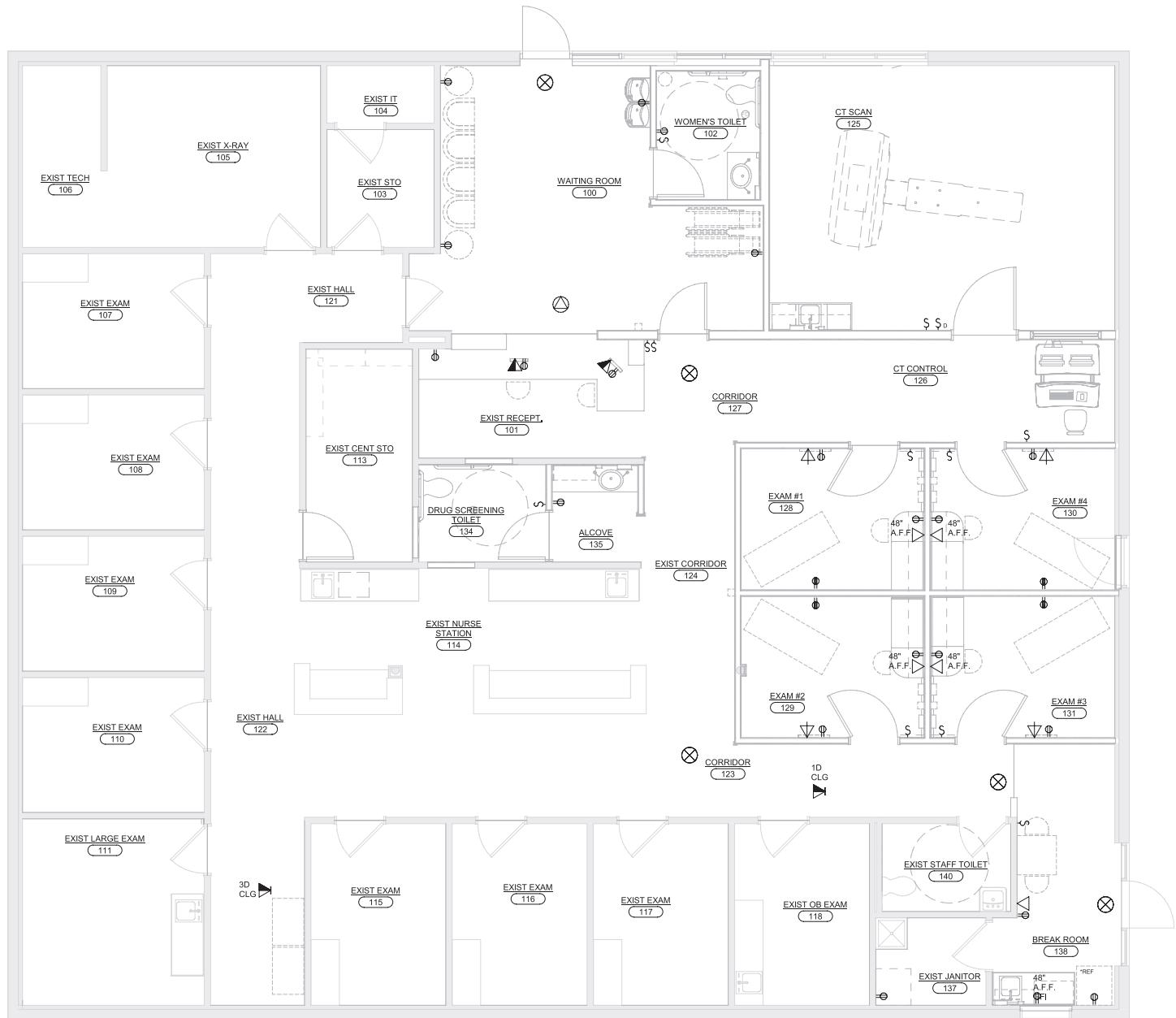


Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC

16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

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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.

**COZAD COMMERCIAL REAL ESTATE**  
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