

Facility
Solutions Inc.
CRE

1418 Forest Ave St. Louis, MO 63122 Contact: James Delgado

314-808-4267

FOR SALE Investment +/-5,000 sf. of Office/Medical



114 Park Plaza Red Bud, Illinois 62278

For Sale – Approximately 5,000 sq. ft.

Center of Red Bud near key traffic

intersection

Plenty of Free surface parking

Fully leased investment

Asking Lease Rate: \$12.50

Low Operating Exp.

NEW Price: \$585,000

Contact Broker: James Delgado – 314-808-4267





FACILITY SOLUTIONS INC.

PROPERTY INFORMATION / DATA

Building Names: <u>Park Plaza</u> Owner: <u>Bockhorst Properties</u>, <u>LLC</u>

Adderess: 114 ParkPlaza FOR SALE: \$585,000

City: Red Bud State: Illinois Zip Code: 62278 County: Randolph

Characteritics: <u>Total sq. ft. 5000</u> Suites: <u>Original design Ten</u> Parking: <u>6/1000 ratio</u>

Sale or Lease: \$585,000 Lease Available: March 2024 Sale Price / SF: \$116.00

Rate: \$12.95 NNN Taxes: \$2.24/sf. Ins.: 0.38/sf. CAM: 0.70/sf.

Parcel Number: <u>13-091-010-00</u> Acres: <u>0.77 ac.</u>

ADDITIONAL VIEWS





Information herein is not warranted and maybe subject to change without notice. The Broker assume no liability for errors on items included in quoted price or rate. The Broker makes no representation as to the environmental condition of property and recommends Purchaser or Tenant conduct an independent investigation into all matters to their satisfaction.