

4017 NORTH BROADWAY

ST. LOUIS, MO 63147

INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- 28,876 SF Industrial building
- Includes 5 loading docks and 1 drive-in bay
- 20' ceiling height
- Located on 2.941 acres
- Abundant surface parking
- Ideally located with easy access to I-70
- Current tenant's lease term: March 2011 – Feb. 2027
- Projected YE NOI: \$207,400
- Financials available upon receipt of CA
- **Sale Price: \$1,750,000**

Contact Information

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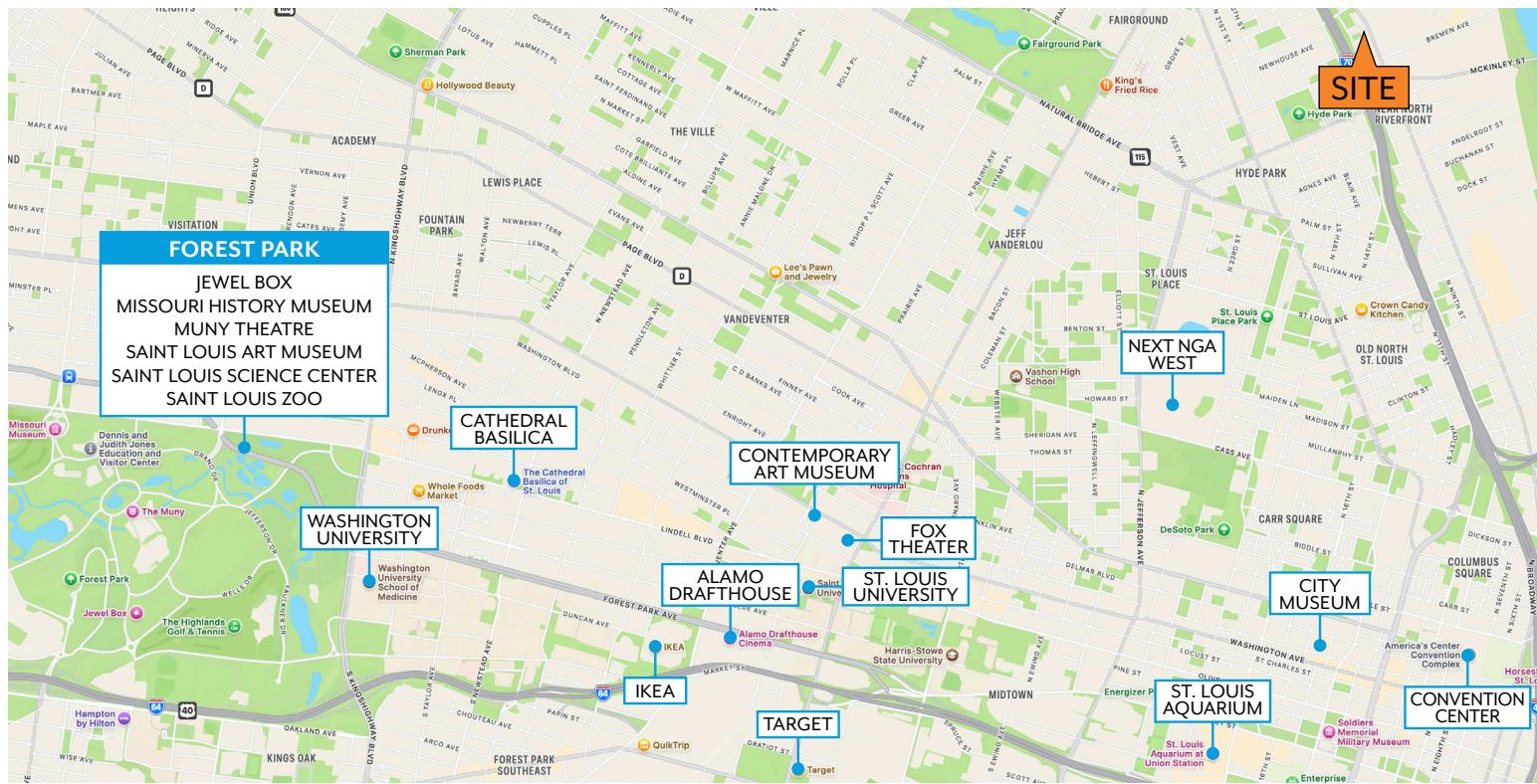
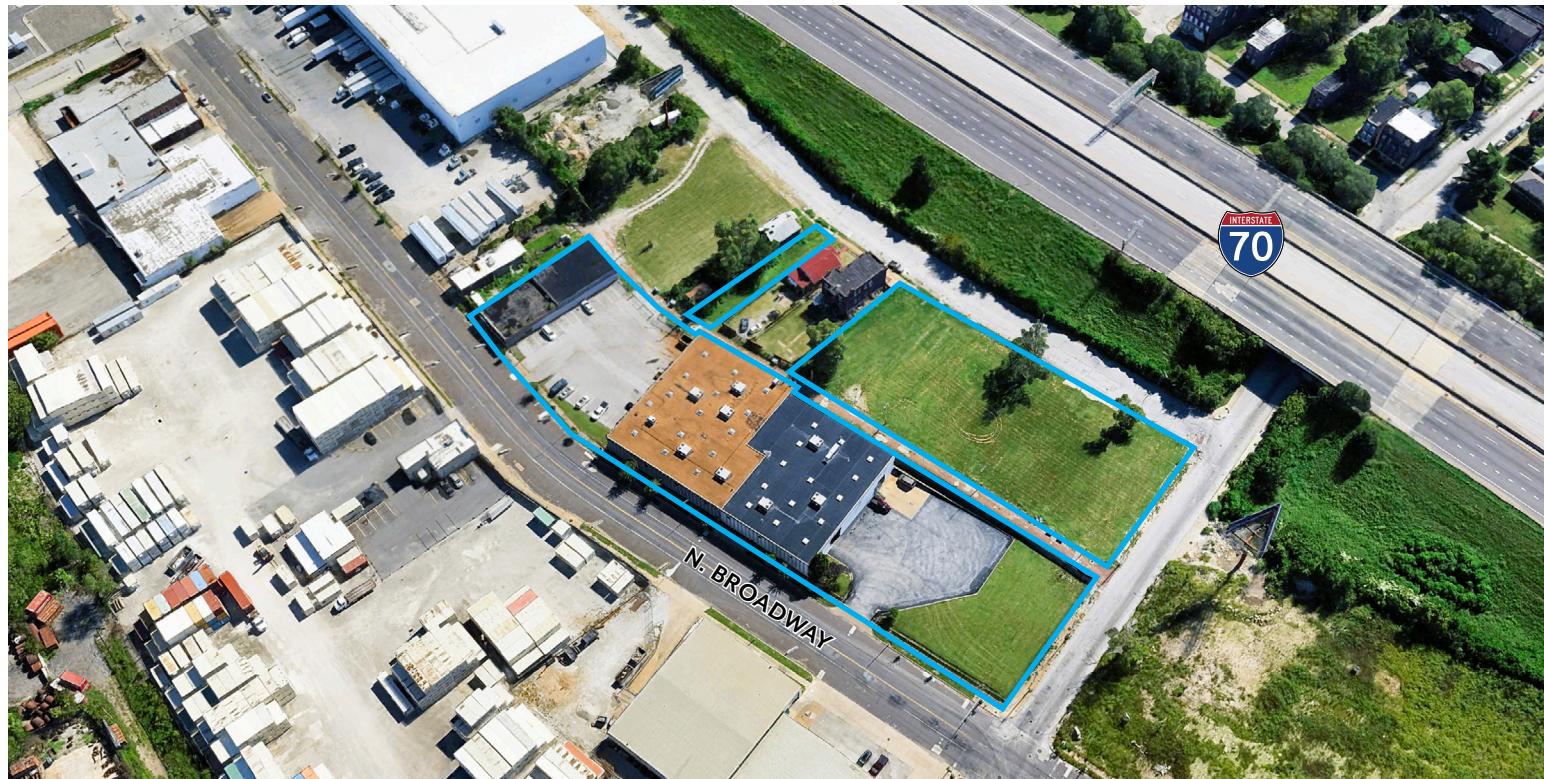
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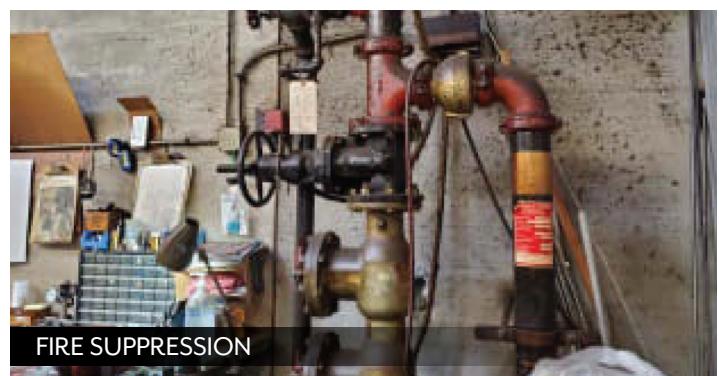
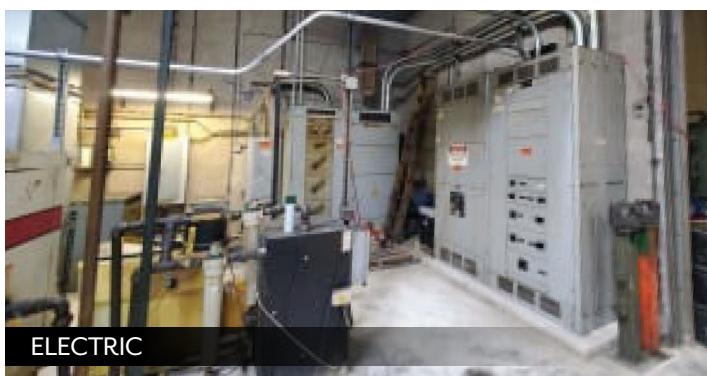
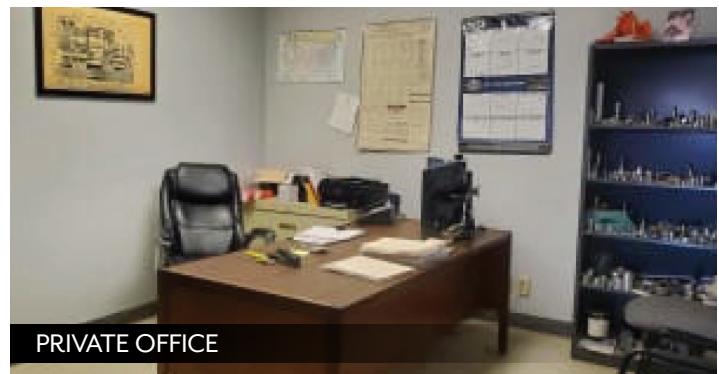
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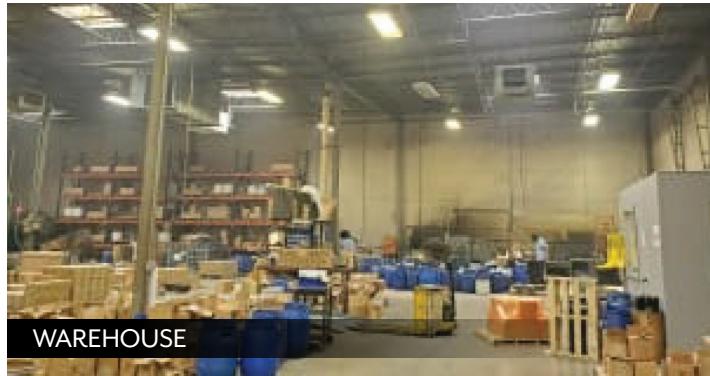
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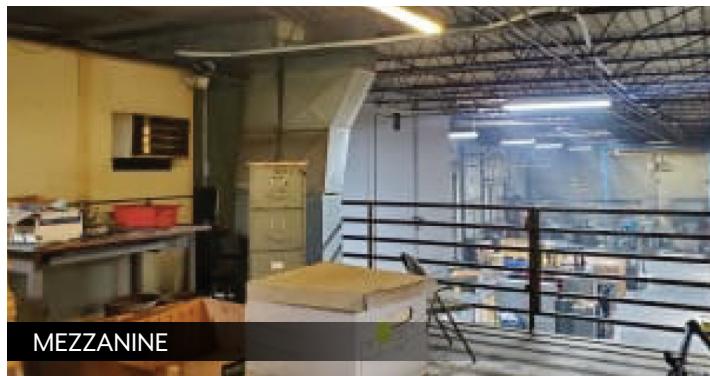
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WAREHOUSE



WAREHOUSE AND CRANES



MEZZANINE



WAREHOUSE FROM MEZZANINE



DRIVE-IN DOOR



DOCK DOORS



EMPLOYEE MEZZANINE BREAK ROOM



EMPLOYEE MEZZANINE BREAK ROOM

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