

# 5,450± Sq. Ft. Three Tenant Investment Property Medical/Office Building

4224 Watson Road  
St. Louis, MO 63109



**For Sale**

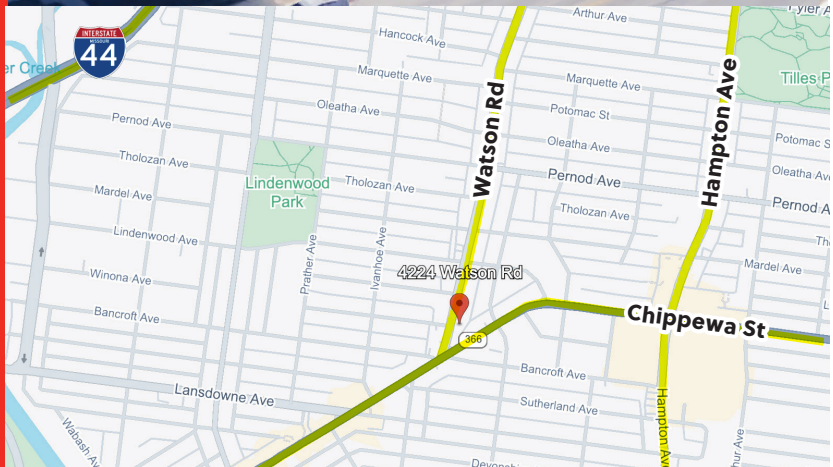
Sale Price:  
**\$775,000.00**

## Features:

- Long Term Dental Office Tenant in First Floor - 3,500± SF
- Two Second Floor Tenants Insurance Office in 1,200± SF, Home Health Office in 800± SF
- NOI \$65,781.62
- Cap Rate: 8.48%

## Contact

**Will Aschinger**  
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314-781-0001



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1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors.



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