

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: \$1,675,000**

Contact Information

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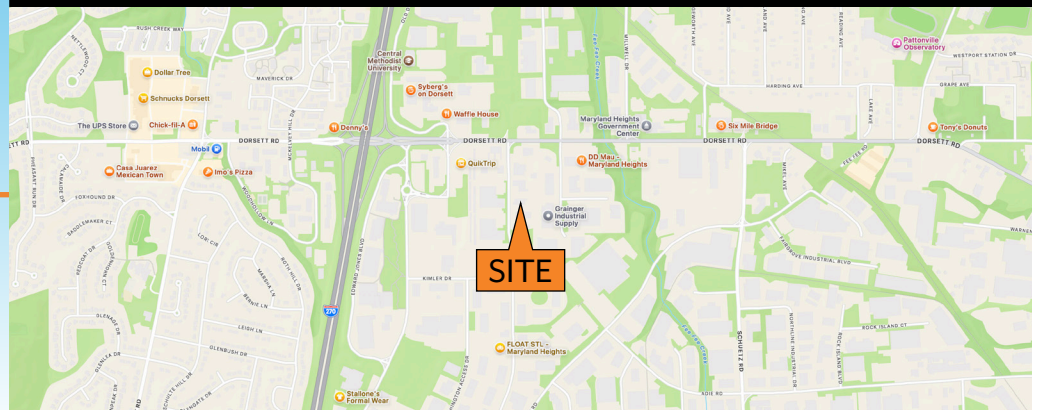
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CAPITAL IMPROVEMENTS

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

