

6680 CHIPPEWA STREET

Saint Louis, Missouri 63109



Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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G.T. Cozad, III
(314) 646-3303
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Cozad Commercial Real Estate is pleased to offer to the market **6680 Chippewa Street** for purchase. This well-located office building is positioned along one of South St. Louis's most established commercial corridors, offering excellent visibility and convenient access to I-44. The property presents a rare opportunity for an owner-user to acquire a functional, highly accessible office building with immediate occupancy potential in a proven neighborhood setting.



\$1,995,000
SALE PRICE



\$92,882.54
OPERATING EXPENSES



11,731± SF
GLA



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.

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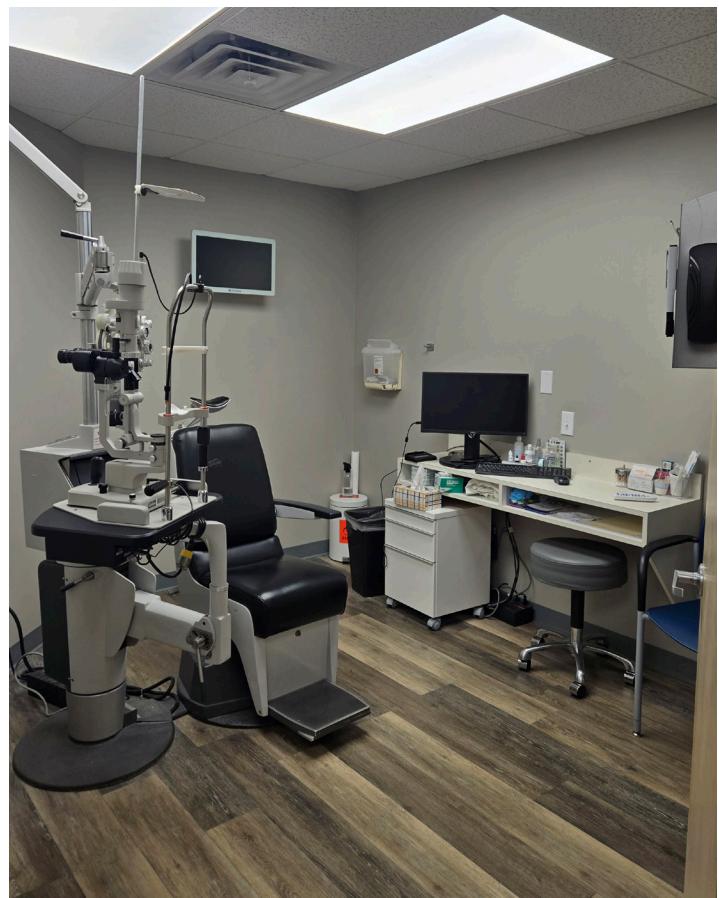
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PROPERTY HIGHLIGHTS

KEY FEATURES

- Owner-user office building available for purchase
- Well-located along Chippewa Street with strong visibility
- Convenient access to I-44 and major regional corridors
- Partially occupied by an established medical use, providing in-place income
- Entire first floor delivered vacant at closing for immediate owner occupancy
- Functional office layout suitable for medical or professional users
- Abundant on-site parking for staff and clients
- Strong surrounding residential density and nearby retail amenities
- Proven South St. Louis submarket with consistent traffic flow

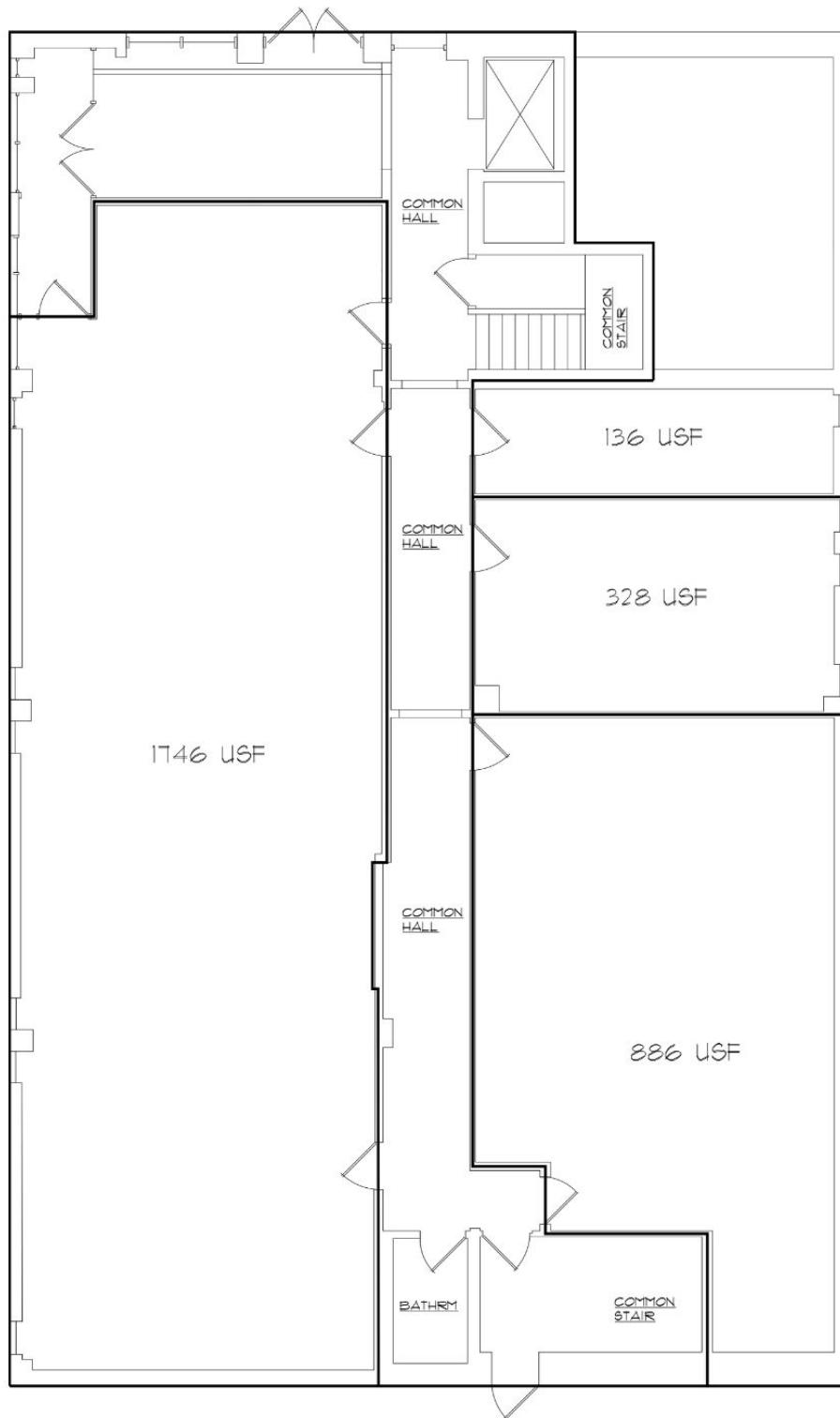


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FIRST FLOOR



FIRST FLOOR BUILDING TOTALS

TOTAL FIRST FLOOR S.F. = 4236 S.F.
TOTAL USABLE S.F. = 3096 S.F.

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PRO-FORMA TENANT MIX



ADDRESS	SF	\$/SF	BASE RENT
STL Vision	7,495	\$22.00	\$164,890.00
Tenant 2	4,236	\$22.95	\$71,053.20
		ANNUAL	\$235,943.20

PRO-FORMA FINANCIAL OVERVIEW

CATEGORY	AMOUNT (\$)
Gross Rental Income	\$235,943.20
Operating Expenses	\$92,881.54
Net Operating Income (NOI)	\$143,061.66

ASKING PRICE

\$1,995,000

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