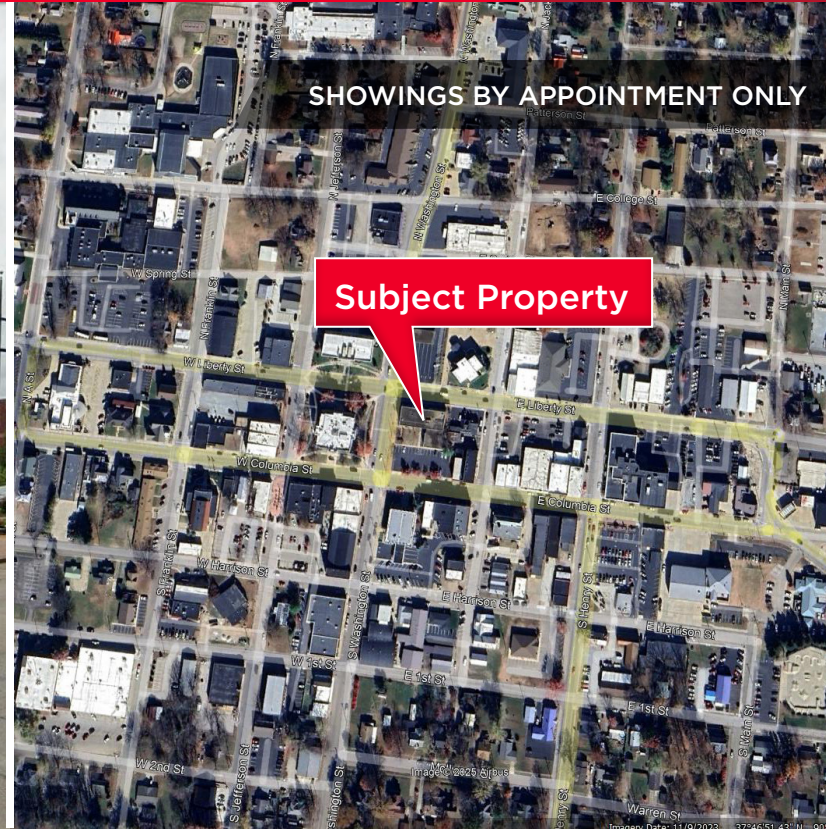




FOR SALE - BANK VALUE-ADD INVESTMENT

## 2 N Washington Street

Farmington, MO 63640



SHOWINGS BY APPOINTMENT ONLY

Subject Property

## 2 N Washington Street

Asking Price: \$1,515,000

- Multi-tenant Office Building with Long Term Lease-Back to A+ S&P Rated Tenant
- Value-Add with Additional Space Available to Lease
- Building SF: 15,156 SF
- Lot Size: 1.24 Acres
- Zoning: C-2 Highway Commercial
- Showings Available by Appointment Only

Contact Broker for additional Info:

Lead Broker:

Kyle Pershing

+1 314 236 5471

kyle.pershing@cushwake.com

Additional Contact:

David Wirth

+1 314 925 2916

david.wirth@cushwake.com

### Demographics

	1 Mile	3 Mile	5 Mile
Population	10,374	19,970	24,527
AVG. HH Income	\$62,552	\$70,131	\$71,265
Households	3,501	7,211	8,840

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