

12103 – 12145 BELLEFONTAINE ROAD
ST. LOUIS, MO 63138



Contact Information

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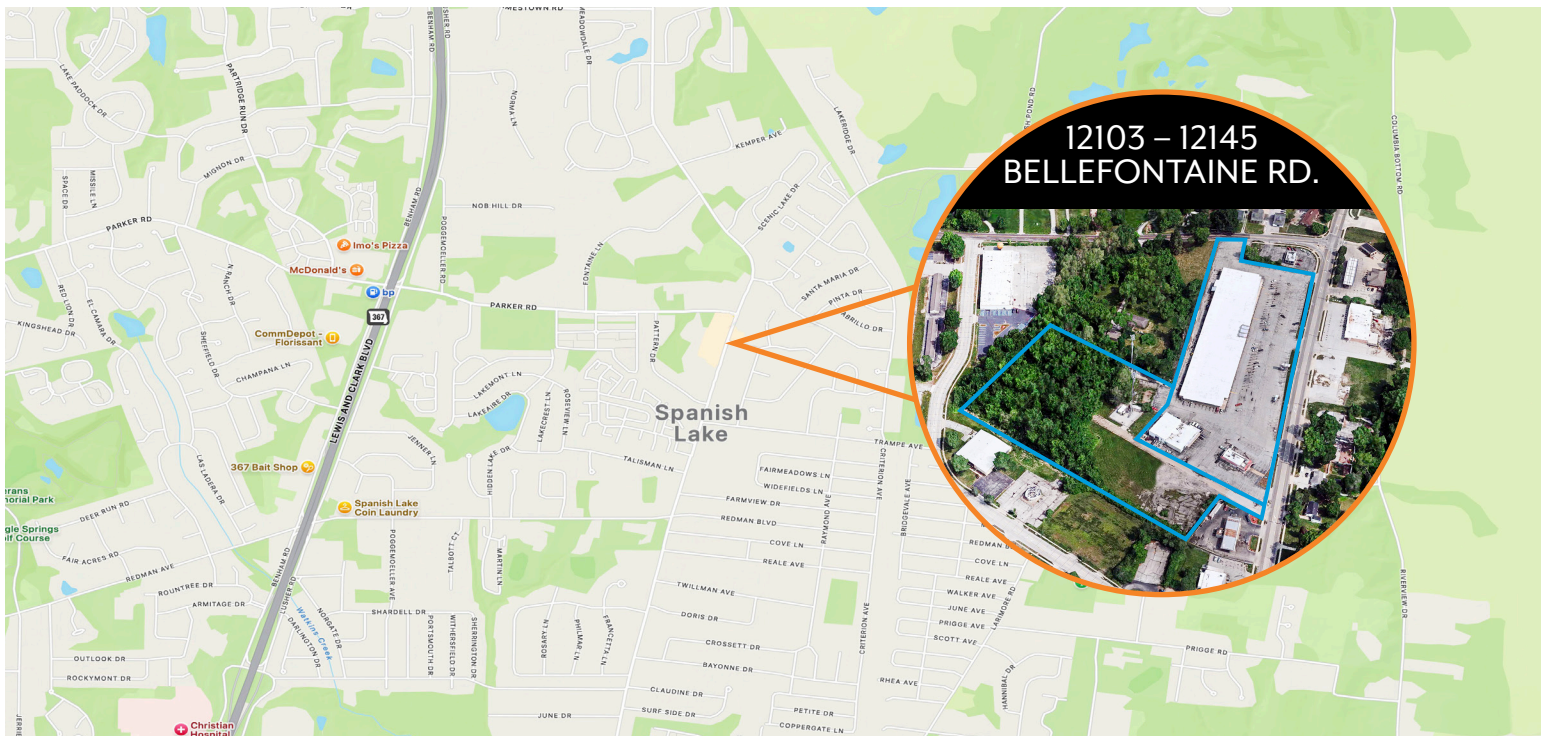
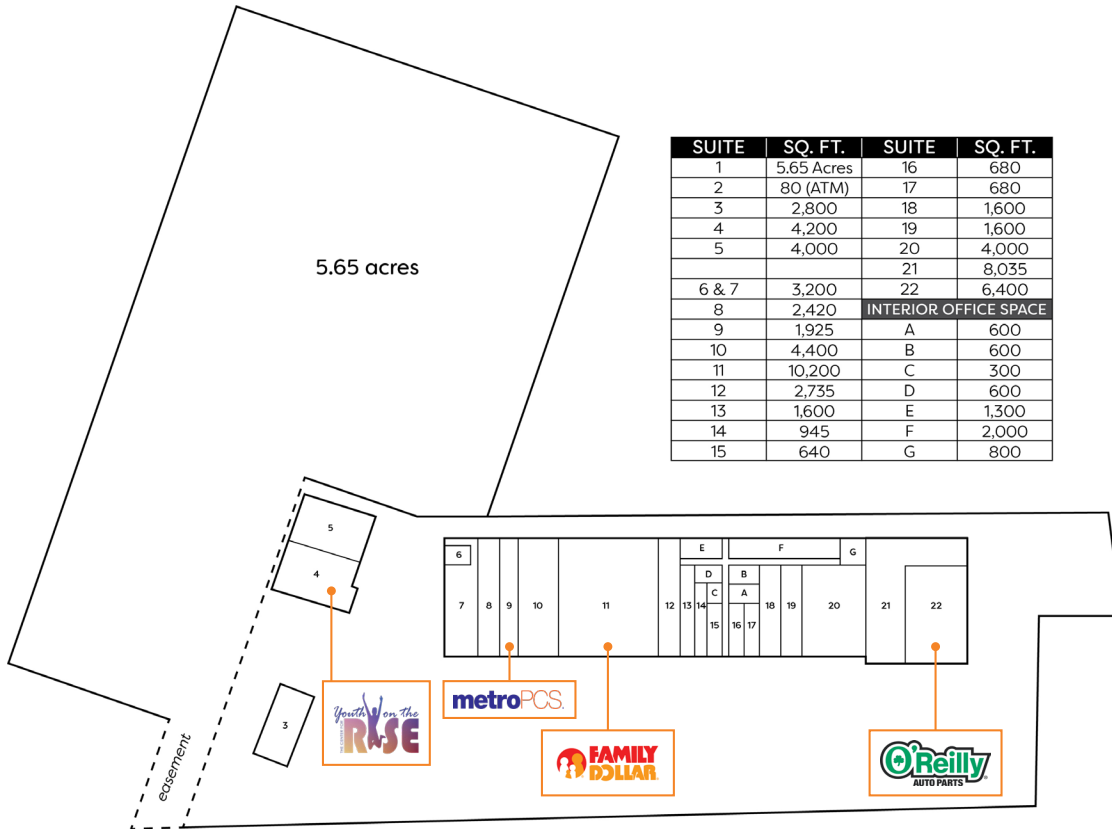
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 70,974 USF Retail Center – over 80% leased
- ▶ Retail location with heavy residential area
- ▶ Great 1031 Opportunity
- ▶ Tremendous earnings upside
- ▶ Parking Ratio: 5 / 1,000 SF
- ▶ Great signage available
- ▶ Current Owners have made several capital improvements including roof replacement in 2021
- ▶ Land opportunities for future development
- ▶ Call Broker for CA to review memorandum
- ▶ **Sale Price: ~~\$4,150,500~~ \$3,850,000**

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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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