

FOR SALE

13,442± SF INVESTMENT PROPERTY
1315 Aubert Avenue | St. Louis, MO 63113



PROPERTY HIGHLIGHTS

- 13,442± SF Building on 1.36± Acres
- 84 Parking Spaces
- New Roof
- Newly Restored Building Interior
- Long Term AAA National Tenant
- Triple Net Lease
- Six Figure Annual Rent Income
- Neighboring the St. Louis Urban League Headquarters Building
- New construction 45,000 SF Retail Plaza planned across from property
- Strategically centered between HWY I-40, I-70, & I-44
- 35,000+ VPD North/South; 20,000+ VPD East/West
- 1 Mile from Barnes-Jewish Hospital, Cortex, IKEA, St. Louis University, Washington University, Forest Park and Central West End
- **SALE PRICE: \$3,280,000**



CONTACT US:

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Vice President

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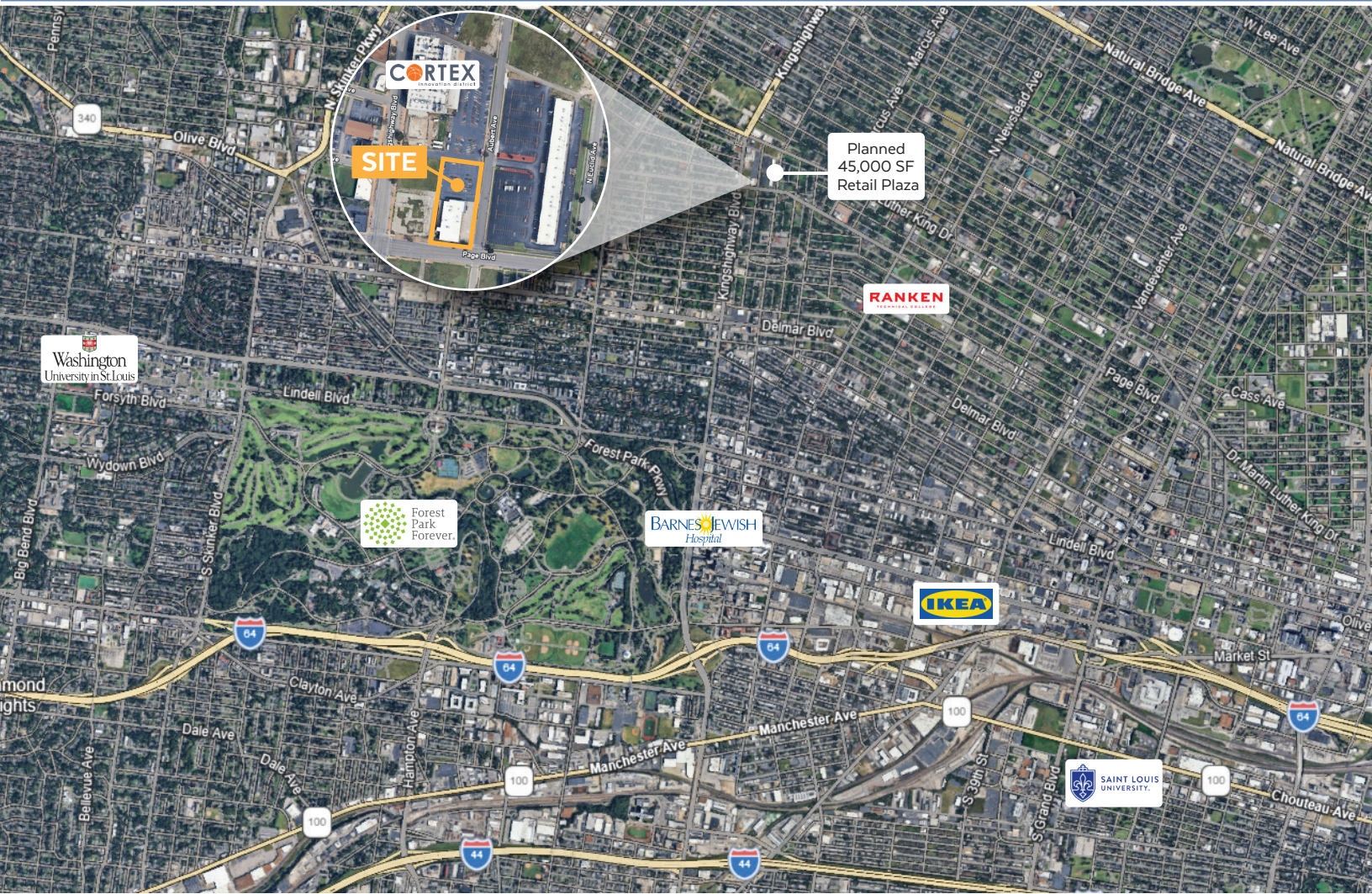
55 Westport Plaza Drive, Ste. 200

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SITE AERIAL



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