

RENOVATED OFFICE BUILDING FOR SALE

9331 NATURAL BRIDGE RD

Berkeley, MO 63134

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



PROPERTY INFORMATION

AVAILABLE SF: 6,000 SF on 1 Acre

PARKING: 38 Stalls + 26 Potential Stalls

CAPEX UPDATES: \$35,000 OF COMPLETED RENOVATIONS

Roof * Parking * Landscaping

\$23,500 ADDITIONAL CREDITS AT CLOSING

Optional: HVAC * Light Poles * TI

NOTES:

- Oversized Restrooms with Dual Vanities
- Brick Exterior and Expansive Window Lines
- Charter Fiber and 400 Amp In-Floor Electric Raceways

LOCATION: Immediate Access to I-70 & I-170

PRICE: \$463,000 LESS \$23,500 Credit

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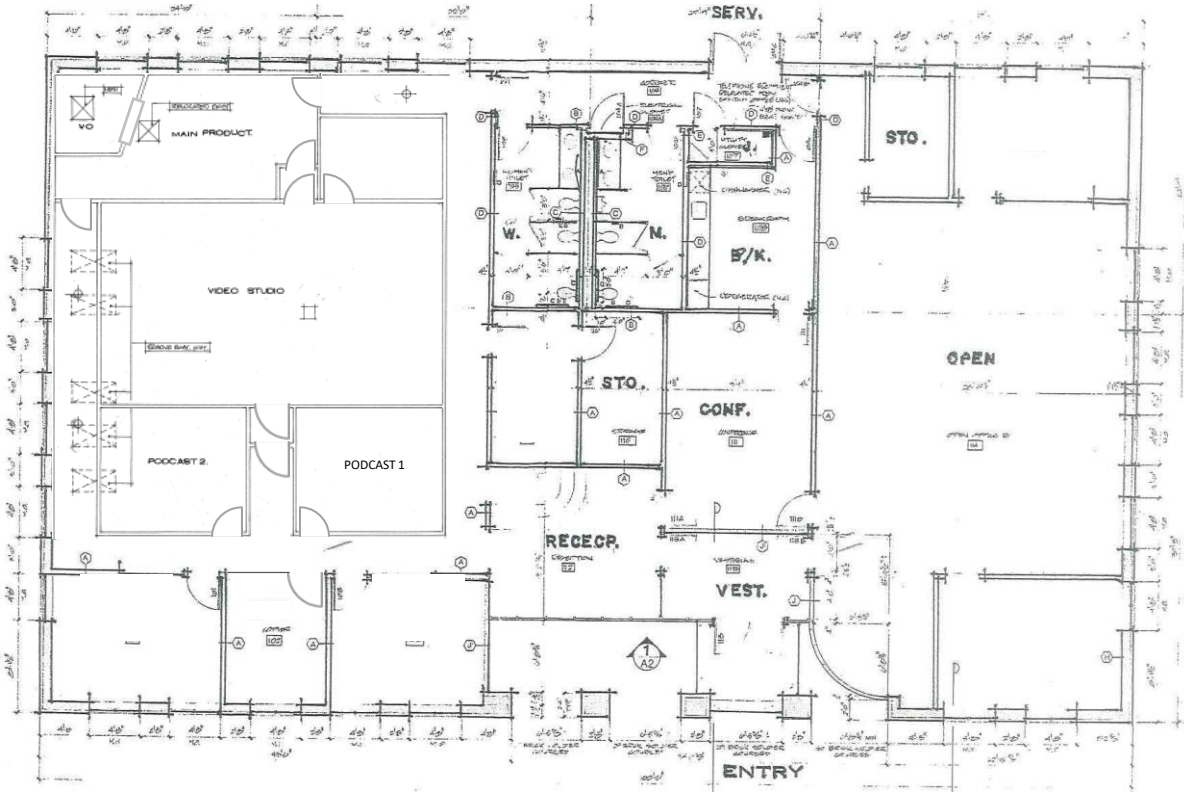
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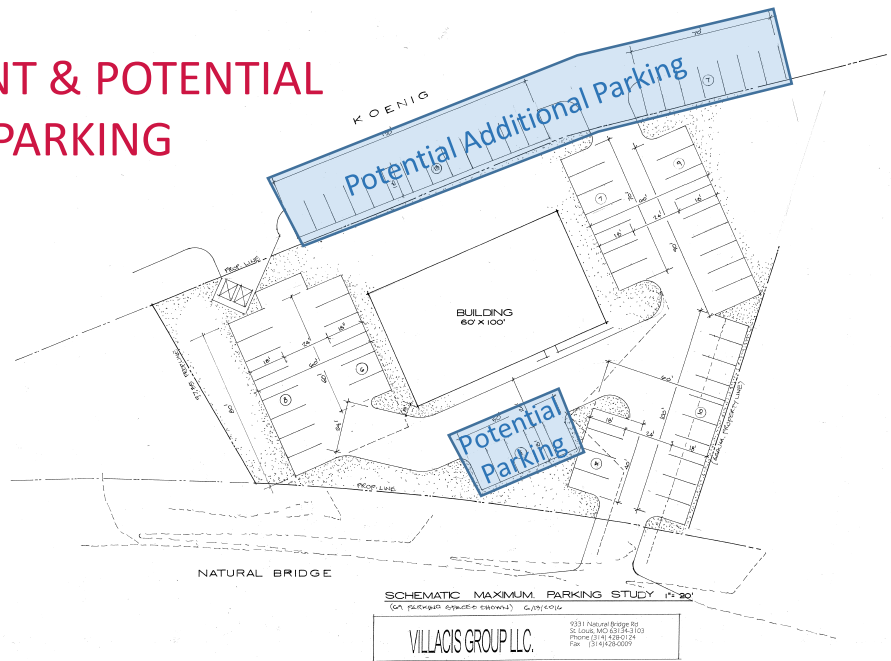


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FLOOR PLAN



CURRENT & POTENTIAL PARKING



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