

FOR SALE



MEDICAL OFFICE BUILDING FOR SALE

9 VICTORY DRIVE, LIBERTY, MO 64068

DAVIS PARRY

RETAIL & COMMERCIAL LEASING

816.699.0841

davis@clemonsrealestate.com



FOR SALE - 9 VICTORY DRIVE

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OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.78 Acres
Sq. Ft.:	10,800sf
Occupancy:	90%+
Parking:	43 Spaces

PROPERTY OVERVIEW

Medical office building in Liberty with over 90% occupancy. Great opportunity for Owner/Occupant to purchase as an investment.

PROPERTY HIGHLIGHTS

- Over 90% current occupancy
- Near Liberty Triangle, quick access to I-35, and Hwy 291
- Within walking distance of Liberty Commons
- New roofing and HVAC, exterior entrances & signage available.

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9 Victory Drive - Owner Occupied Purchase

10,800sf Total Building Sq Ft

Potential Vacancy:

1600sf Vacancy, to be Owner Occupied

Currently Occupied

9,200sf

Current Gross Income:	\$154,200.00
Less Taxes, Ins & Maintenance	\$31,058.00
Current Annual Net Income:	<u>\$ 123,142</u>

<u>Total Purchase Price</u>	\$ 1,600,000
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Financing Summary:

Down Payment	\$ 320,000
Loan	\$ 1,280,000
Interest Rate	4.50%
Term	25 years
Annual Payments	<u>\$ 87,180</u>

Net Annual Income:	<u>\$ 35,962</u>
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VS.

Rental Comparison

Current Asking Rent on Vacancy	<u>\$ (28,800)</u>
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CLEMONS REAL ESTATE, LLC 2999 TROOST AVE SUITE 3 816.774.4250 CLEMONSLIFE.COM



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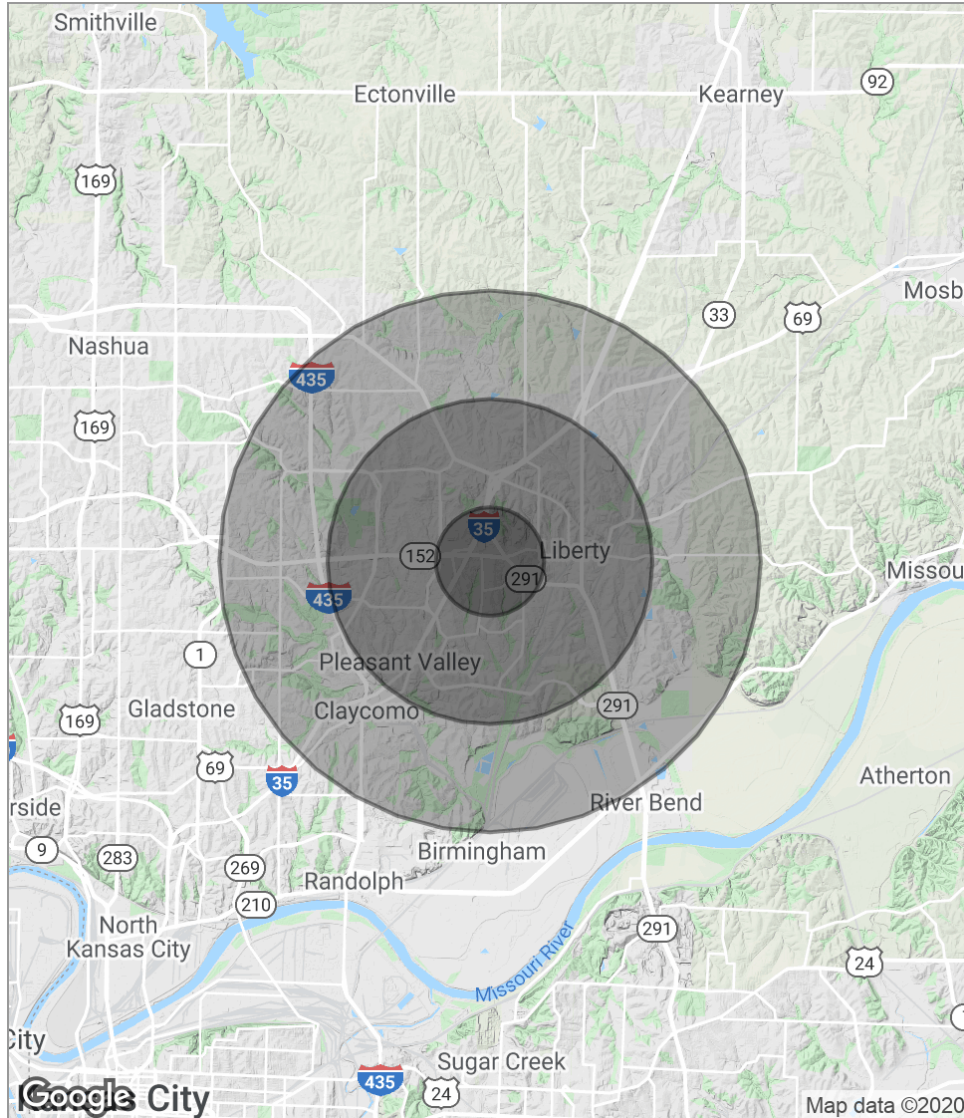
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,683	34,378	68,811
Median age	40.5	36.4	35.4
Median age (Male)	40.2	36.4	35.0
Median age (Female)	40.6	36.3	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,339	13,221	26,065
# of persons per HH	2.4	2.6	2.6
Average HH income	\$76,447	\$80,966	\$81,875
Average house value	\$172,937	\$206,921	\$198,406

** Demographic data derived from 2010 US Census*

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