

# FOR SALE

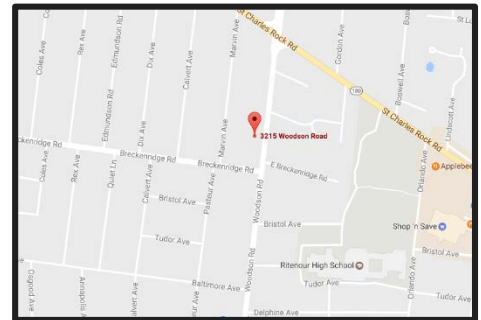
## Office/Warehouse Building



**\$549,000 (\$30.83/S.F.) | 17,808 SQUARE FEET**

3215 – 3223 Woodson Road  
Breckenridge Hills, MO 63114

- Investment or Owner/User Opportunity
- Current Cap Rate 9.8%
- Convenient Access to both I-170 & I-70



For more information on this property, please contact:  
**James Van Iseghem III | (314) 647-6611 | [Jimmy@ManorRealEstate.com](mailto:Jimmy@ManorRealEstate.com)**  
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3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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## Office/Warehouse Building



**\$549,000 (\$30.83/S.F.) | 17,808 SQUARE FEET**

- Use Includes Retail and Office/Warehouse
- 1.19 Acre Parcel (51,836 S.F.)
- 2.7/1000 S.F. Parking Ratio
- 3 Suites with a Drive-In Door, 1 with a Loading Dock (4 Total Suites in Building)
- Secured/Fenced Parking for Owner's Use
- Zoned "C2" (Shopping and Service Commercial District)
- **9.8%** Current Cap Rate
- 100% Occupied
- Current Owner Occupies Approx. 4,000 S.F., Willing to Stay or Vacate for Owner/User
- Tenants Include: AAA Home Medical Equipment, Ray's Donuts, and St. Louis Adventist Thrift Store



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