

Great Investment Opportunity!

Mixed-Use Property Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121

- Investment property for sale!
- Includes 3 retail/office bays and 4 apartments!
- All brick building with new city curb appeal with sidewalks lights and landscaping.
- Just down the street from University of Missouri St. Louis Campus.
- Many capital improvements
- Call today



KRAMER COMMERCIAL REALTY, LLC
www.kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155
Ron@Kramercr.com; Mark@Kramercr.com

100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

Great Investment Opportunity!

Mixed-Use Property

Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121

Sale Price:

\$429,000 Real Estate
Make Offer!

Parcel #:

14J-24-0624

Taxes 2017- \$10,977

Site Information:

- 1927- Year Built
- 9,348- Sq. Ft. Building
 - 0.36 Acres
- Bel Nor- Municipality



KRAMER COMMERCIAL REALTY, LLC
www.kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155
Ron@kramercr.com; Mark@kramercr.com

100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

Great Investment Opportunity!

Mixed-Use Property

Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121

Projected Yearly Rents:

Increases 2019:

Retail Corner: (Vacant)	\$12,000	
Seeds of Substance:	\$31,200 ----- \$2,600 Monthly	June
Salon: (Month to Month)	\$9,600 ----- \$800 Monthly	May
Apt Tenant: (Tami)	\$8,400----- \$700 Monthly	June
Apt Tenant: (Belk)	\$7,200 ----- \$600 Monthly	April
Apt Tenant: (Dodd)	\$7,200 ----- \$600 Monthly	May
<u>Apt Tenant: (Reese)</u>	<u>\$6,000 ----- \$550 Monthly</u>	<u>May</u>
Possible Revenue:	\$82,000	

(Current income is \$70,200 without monthly corner space leased, an additional \$800-\$1,200 possible a month)

Average Expenses: (Past 4 Years)

Insurance	\$7,300
Utilities	\$7,500
Repairs/Maintenance	\$12,000 (2018)
Legal & Account	\$1,330
<u>Taxes</u>	<u>\$9,822</u>
Total:	\$37,952 (+/-)



KRAMER COMMERCIAL REALTY, LLC | **Ron & Mark Kramer: 314-502-9155** | **100 Chesterfield Business Parkway**
www.Kramercommercialrealty.com | **Ron@Kramercr.com; Mark@Kramercr.com** | **Suite 200, Saint Louis, MO 63005**

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Great Investment Opportunity!

Mixed-Use Property

Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121

Improvements:

4 Furnaces replaced

Water heater

New handrails

Replaced flat roof and shingles (2011)

Tuck pointed (2011)

Repaired and replaced some of the asphalt

Water & Sewer main replaced

According to owner improvements listed above have been made between 2008-2018



KRAMER COMMERCIAL REALTY, LLC

www.kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155

Ron@Kramercr.com; Mark@Kramercr.com

100 Chesterfield Business Parkway

Suite 200, Saint Louis, MO 63005

Great Investment Opportunity!

Mixed-Use Property Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121

Business information:

The property is located on Natural Bridge just west of UMSL almost across the street from this beautiful college with hundreds of homes and lots of businesses close by!

Great access to highways 170 and 70. Approximately 1/2 mile South of St.Charles Rock Rd.

Bellerive is home to a wide array of business, residential, apartments and condos.. This has been a very busy and successful location, and has lots of potential for a new building owner to re-tenant building or raise rents.

Perfect investment in a rare location.



KRAMER COMMERCIAL REALTY, LLC | **Ron & Mark Kramer: 314-502-9155** | **100 Chesterfield Business Parkway**
www.Kramercommercialrealty.com | **Ron@Kramercr.com; Mark@Kramercr.com** | **Suite 200, Saint Louis, MO 63005**

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Great Investment Opportunity!

Mixed-Use Property Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121



KRAMER COMMERCIAL REALTY, LLC
www.kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155
Ron@Kramercr.com; Mark@Kramercr.com

100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

Great Investment Opportunity!

Mixed-Use Property Apartments, Retail, Office

PROPERTY ADDRESS:

8400 Natural Bridge Rd
Saint Louis, MO 63121



KRAMER COMMERCIAL REALTY, LLC
www.kramercommercialrealty.com

Ron & Mark Kramer: 314-502-9155
Ron@Kramercr.com; Mark@Kramercr.com

100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005