

# 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](http://www.kramercommercialrealty.com)

**Ron & Mark Kramer: 314-502-9155**  
[Ron@Kramercr.com](mailto:Ron@Kramercr.com); [Mark@Kramercr.com](mailto:Mark@Kramercr.com)

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

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### Sale Price:

\$595,000 Real Estate  
Make Offer!

### Parcel #:

14J-24-0624

Taxes 2017- \$10,977

### Site Information:

- 1927- Year Built
- 15,682- Sq. Ft. Building
  - 0.36 Acres
- Bel Nor- Municipality



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## Projected Yearly Rents 2018:

Supply Zone:	\$8,400
Seeds of Substance:	\$28,300
Salon:	\$8,400
Apartment Tenant:	\$7,200
Apartment Tenant:	\$7,200
Apartment Tenant:	\$5,400
<u>Apartment Tenant:</u>	<u>\$6,000</u>
TOTAL REVENUE:	\$70,900

Actual rents may differ from those projected in this statement. Leases to be provided to buyers with fully executed contract.



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## 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



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### 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.



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