

For Sale

Investment Property



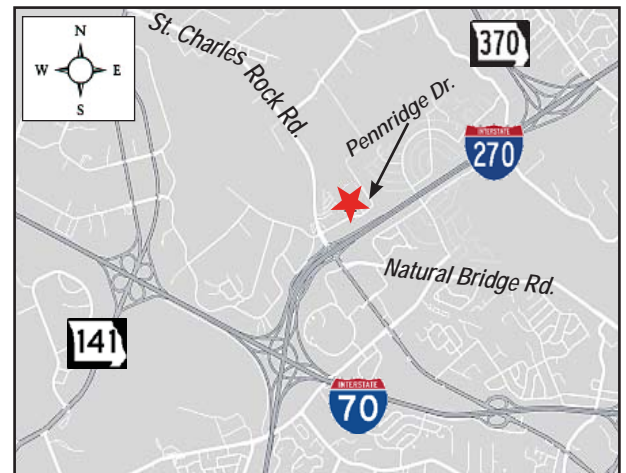
**3715 Pennridge
Bridgeton, MO 63044**

Sale Price: **\$495,000**

7.53% CAP

Contact: Patrick T. McKay

- **100% Leased to SunBelt Rentals- Flooring Division**
- Lease Expiration: August 31, 2022
- 2-5 Year Options with Rent Increases
- 5,000± Sq. Ft. Office/Warehouse
- One (1) Drive-in Door
- Two (2) Loading Docks
- Reception, Three (3) Private Offices and Kitchen
- **\$37,256.04 Annual Rent, NNN or \$3,104.67 Monthly**




Office Industrial Retail Institutional Investment Management



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