

Schlafly Corporation

2201 Locust St
St. Louis, MO 63103

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INVESTMENT SALE | NEW PRICE! \$725,000

LEASING

- New five year lease
7/21/2019 – 7/20/2024
- 8,850 SF
- \$72,984 per year in rent
- Type of lease: Triple Net - \$24,755.52 per year in triple net recovery value
- Landlord responsible for all capital costs
- Tenant responsible for all operating expenses and repairs

NEIGHBORHOOD

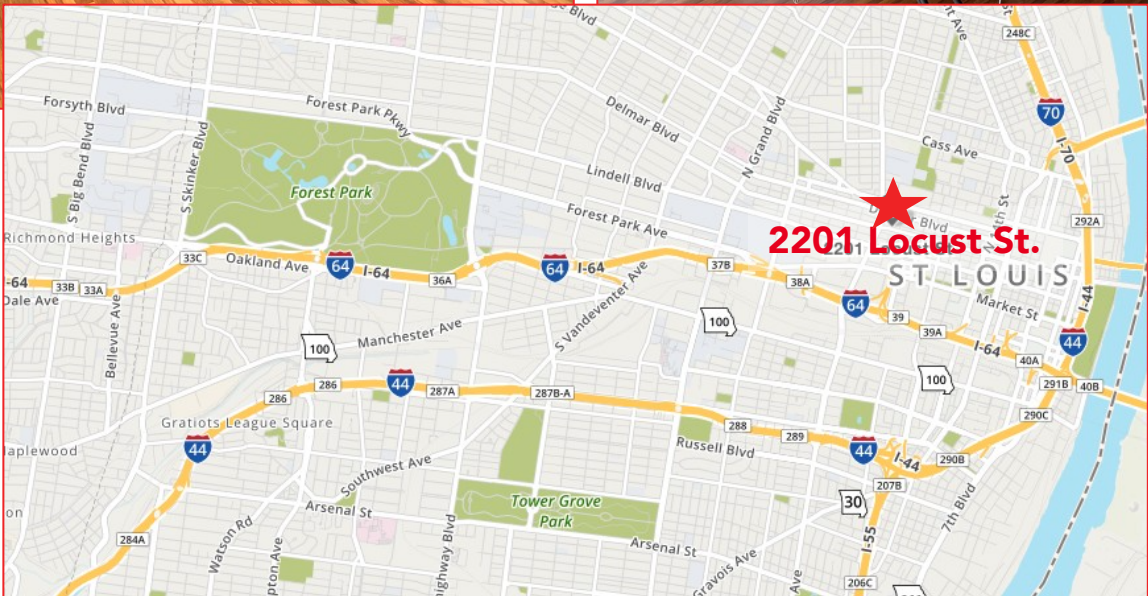
- New developments underway in all directions surrounding property
- Arrival of MLS team + stadium
- Aquarium at Union Station
- Ferris Wheel at Union Station
- Multiple buildings purchased on same block in past year for redevelopment
- Located one block from regional landmark Schlafly Tap Room

Information contained herein was obtained by sources considered reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from market or change in price. Seller and Broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

2 N. Meramec Ave.
3rd Floor
Clayton, MO 63105

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