

FOR SALE

INVESTMENT PROPERTY

19,997± SQ. FT. BUILDING
2.1548± ACRES



8500-8512 WATSON ROAD

ST. LOUIS COUNTY, MO 63119

- Leased to: Tracker Marine Retail
Yes Cleaners
Dents Etc.
Ecotech

Watson Rd.	X	NAPA	Restraunts	S. Rock Hill	
	BIG LOTS	Walmart	McDonald's	Elm	

- Rent \$169,200.00 plus 80% of Taxes & Insurance
 - Pro-Forma Fully Leased with 5% Maintenance/Repairs/Reserve - \$150,939.07± Net
- For Sale: \$1,595,000.00

Contact: Scott E. Martin



HILLIKER CORPORATION

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(314) 781-0001

Commercial • Industrial • Investment
Real Estate Services

