

FOR SALE

6,960 SF Medical Building

SANSONE

group

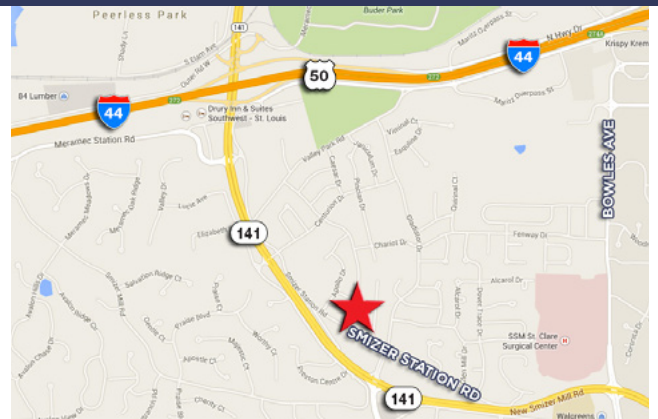
1747 Smizer Station Road



PROPERTY FEATURES

- 6,960 SF medical building
- .86 acre lot
- 100% leased
- 45 parking spaces
- Close proximity to St. Clare Health Center
- Current NOI: \$40,000
- Future value-add upside
- **Contact broker for sale price**

 **1747 SMIZER STATION ROAD**
Fenton, MO 63026



FOR MORE INFORMATION PLEASE CONTACT:

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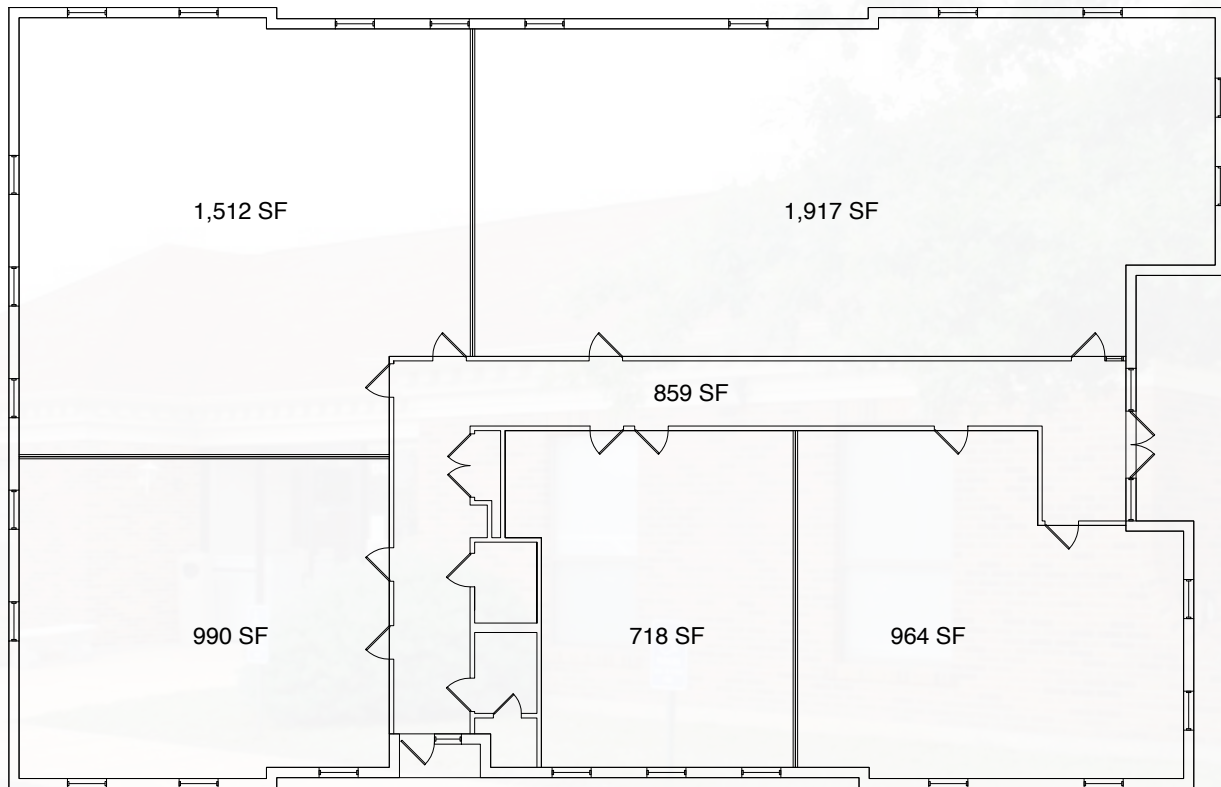
Nick Fiquette
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 **314-727-6664**

 www.sansonegroup.com

 **120 S. Central, Suite 500**
St. Louis, Missouri 63105

FLOOR PLAN



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