

# 166 Industrial Dr

Festus, MO 63028

**Sell: \$575,000**

**Lease: \$10/SF NNN**

STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES



# 166 Industrial Drive

## PROPERTY DETAILS

Brian McCune

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com



- 2,768 SF medical/office building on 0.72 acres in the Mercy Hospital Jefferson area
- Fully built out professional medical office. Building has a common entryway with individual office layouts on each side with reception/waiting room, five office/exam rooms, restroom, and storage room.
- Covered carport with an exterior entry door on each end of the building.
- Large, paved parking lot with 20+ parking spaces
- Great location in Festus with proximity to Hwy 55 and US 61
- 2023 Taxes: \$6,435.08



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



# 166 Industrial Drive

## PROPERTY AERIAL

Brian McCune  
314.276.5493 (CELL)  
314.849.5858 (OFFICE)  
Brian@bahnrealty.com



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.

