

7141 METROPOLITAN BLVD.
7150 & 7156 SEALS DR.
BARNHART, MO 63012



INVESTMENT SALE

FOR MORE INFORMATION

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PROPERTY OVERVIEW

- Excellent exposure to I-55
- Located on 5.13 acres just south of Highway M
- Highway billboard

7141 METROPOLITAN DRIVE

- 13,000 SF of retail
- 1,000 SF vacancy to add value
- Low replacement rent
- Established tenant mix
- Ability to convert leases to NNN
- 2 acres

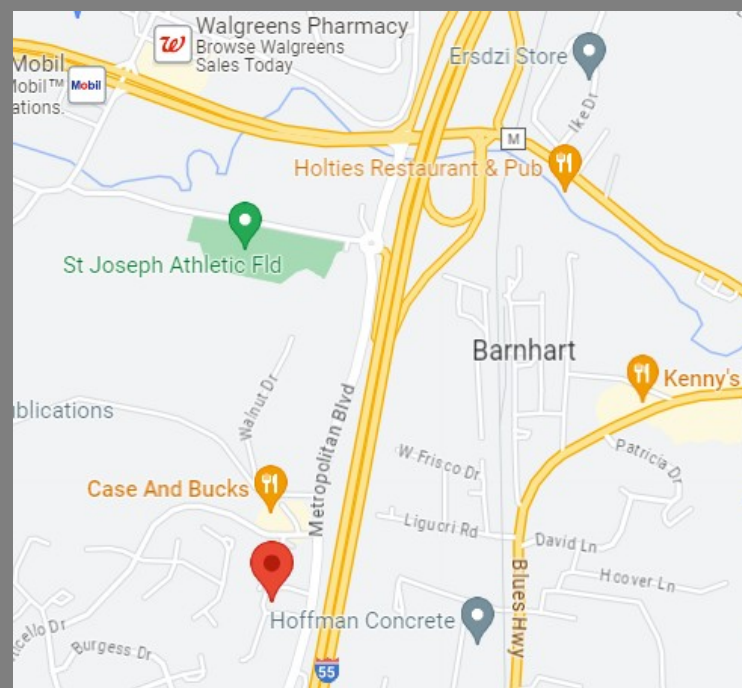
7150 SEALS DRIVE

- 1 acre
- Zoned CC-2

7156 SEALS DRIVE

- 2 acres
- Zoned CC-2

SALE PRICE: \$1,350,000.00





Rent Roll

Right Building

104	Donute Hole	\$ 600.00	\$ 7,200.00	1000 sq. ft, corner unit	June, 2017 - June 2025
105	Fu Lin House	\$ 915.30	\$ 10,983.60	1000 sq. ft,	September 2008 - August 2013. Month to month
106-109	Fitness NOW	\$ 3,750.00	\$ 45,000.00	5000 sq. ft.	February 2021 - March 2027
110	Complete Caire Heating/Coolin	\$ 950.00	\$ 11,400.00	1500 sq. ft in basement	March 2022 - March 2024 - Option to renew each year.

Land to the Left

America's Classic Building	\$ 700.00	\$ 8,400.00	Land left of strip malls	Month to Month
Karl Nilica	\$ 200.00	\$ 2,400.00	House	Month to Month
7160 Seals Drive	\$ 1,050.00	\$ 12,600.00	House	November 2022 - October 2025
DDI Media Bilboards	\$ 720.00	\$ 8,640.00	Bill Boards	September, 1, 1988 - December 2035

\$ 11,440.30 \$137,283.60

2022

Lawn Care	2,275
Snow Removal	3,852
Trash	7,772
Sewer & Water	2,724
Insurance	8,674
Taxes	16,517
	41,814