



Leased Investment property For Sale!

www.kramercommercialrealty.com



3909 Gravois Rd | Saint Louis, MO 63116

Building Price:

\$295,000 *includes all equipment*

Property Features

- Perfect for any investor looking to expand portfolio
- Current tenant has made many improvements
- Roof Replaced in 2010, New HVAC
- Drive Thru window
- 1,500 Sq Ft. with office upstairs
- Great free standing building on corner lot
- Currently rental income is \$2,200 monthly
- Leased until 2019

Traffic Counts

- 16,947 VPD on Gravois Rd.
- Located near Chippewa on Gravois rd.

U.S. Census	1 Mile	3 Miles	5 Miles
Population	34,171	178,167	340,678
Households	16,317	91,343	180,109
Avg HH Inc.	\$33,842	\$38,573	\$39,957

Ron Kramer

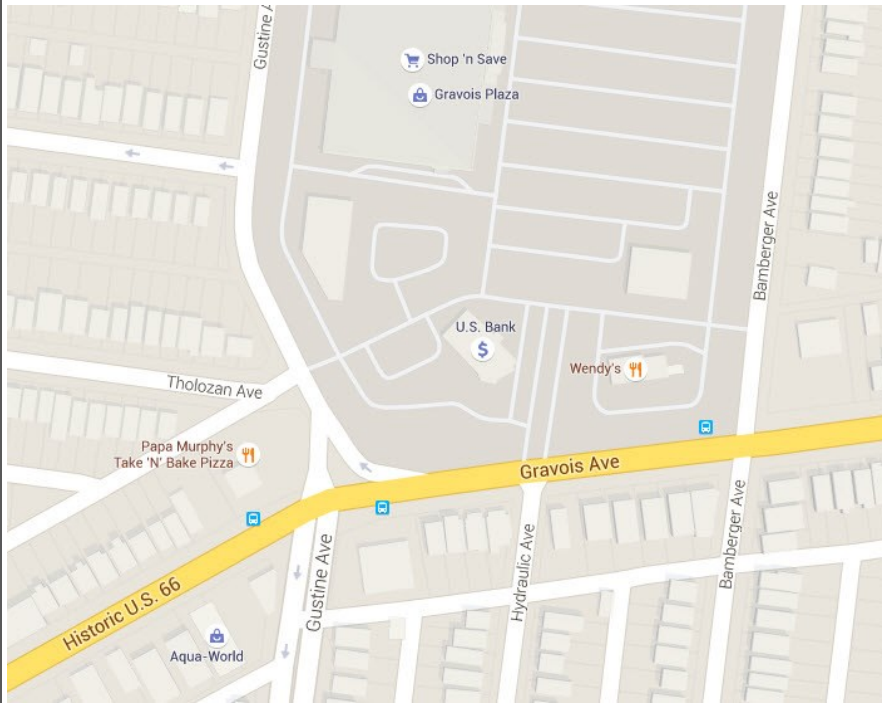
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"All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof."



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