

FOR SALE

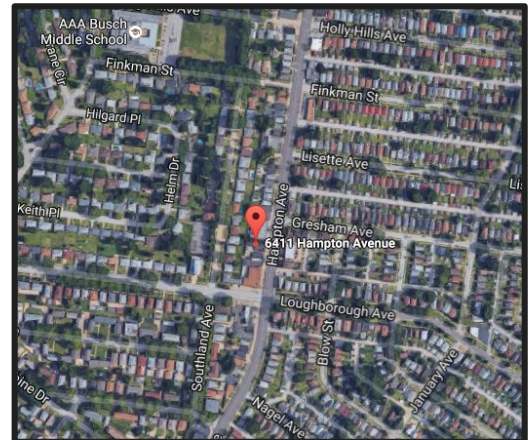
Investment Property



\$568,000 (\$89.96/S.F.) | 6,314 SQUARE FEET

6411-6419 Hampton Avenue
St. Louis, MO 63109

- 100% Leased Multi-Tenant Retail Property
- Stable, Well-Established Tenants
- St. Louis Hills Location
- Cap Rate: 6.95% (Current), 8.32% (Beginning 10/2016)



For more information on this property, please contact:
James Van Iseghem III | (314) 647-6611 | Jimmy@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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Investment Property



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- Investment Opportunity with Immediate Cash Flow
- New TPO Roof in 2015
- Hood System Installed in 2 of the Suites
- Both Restaurant Spaces Feature Fenced Front Patios
- Separate HVAC Systems and Individually Metered Suites
- Average Household Income within 1 Mile is \$64,364
- Zoned "F" (Neighborhood Commercial)
- Cap Rate: 8.32% (Beginning October 2016)



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