

# FOR SALE AND LEASE

4224 Watson Road | St. Louis, MO 63109

## WATSON COMMERCIAL OFFICE BUILDING

Sale Price: \$927,680.00

Lease Rate: \$12.00 / S.F. NNN



SCAN HERE!



**Mark Clarkson**

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser and Lessee investigate fully.

**MANOR** REAL ESTATE



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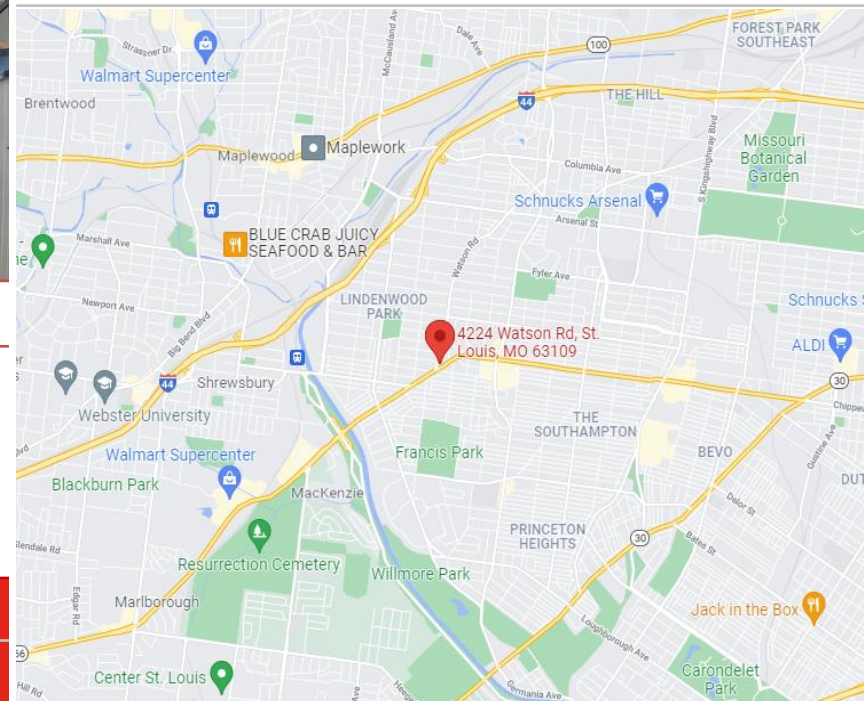
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### Property Information



### Location Overview

- Located on the busy intersection of Watson Road and Chippewa Street in St. Louis City
- Zoned F: Neighborhood Commercial
- Located near Lindenwood Park
- Nearby Businesses: Blueprint Coffee, Jimmy John's, Gomez Upholstery, First Community Credit Union and many more!



### Property Overview

- Building built in 1961 and renovated in 2012
- 2<sup>nd</sup> Floor includes 2 Suites with multiple offices, a receptionist/waiting area, a restroom and both suites are available for lease and can be combined into one space
- 3/1,000 S.F. Parking Ratio – 12 parking spaces available

**Suite 100 - Leased to Dental Practice**

3,500 Square Feet

**Suite 200 - Available**

1,200 S.F.

**Suite 201 - Available**

900 S.F.

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