



# FOR SALE

## TWO-TENANT NNN RETAIL INVESTMENT



### ZUMBEHL CENTER

1786-1790 ZUMBEHL RD ST. CHARLES, MO 63303

#### PROPERTY FEATURES:

- Concentra is a medical essential business; Amazon and pandemic proof
- Concentra extended their lease early, showing their commitment to the area and building.
- Located between Walgreens and Mercy Clinic
- 9,104 SF building that sits on 1.23 acres

**PRICE: \$1,945,000**

**CAP RATE: 7.85%**

#### FOR MORE INFORMATION CONTACT:

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