

FOR SALE -OR- LEASE

10012 Manchester Rd.
St. Louis, MO 63122



AMBULATORY SURGERY CENTER

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

10012 Manchester Rd. St. Louis, MO 63122

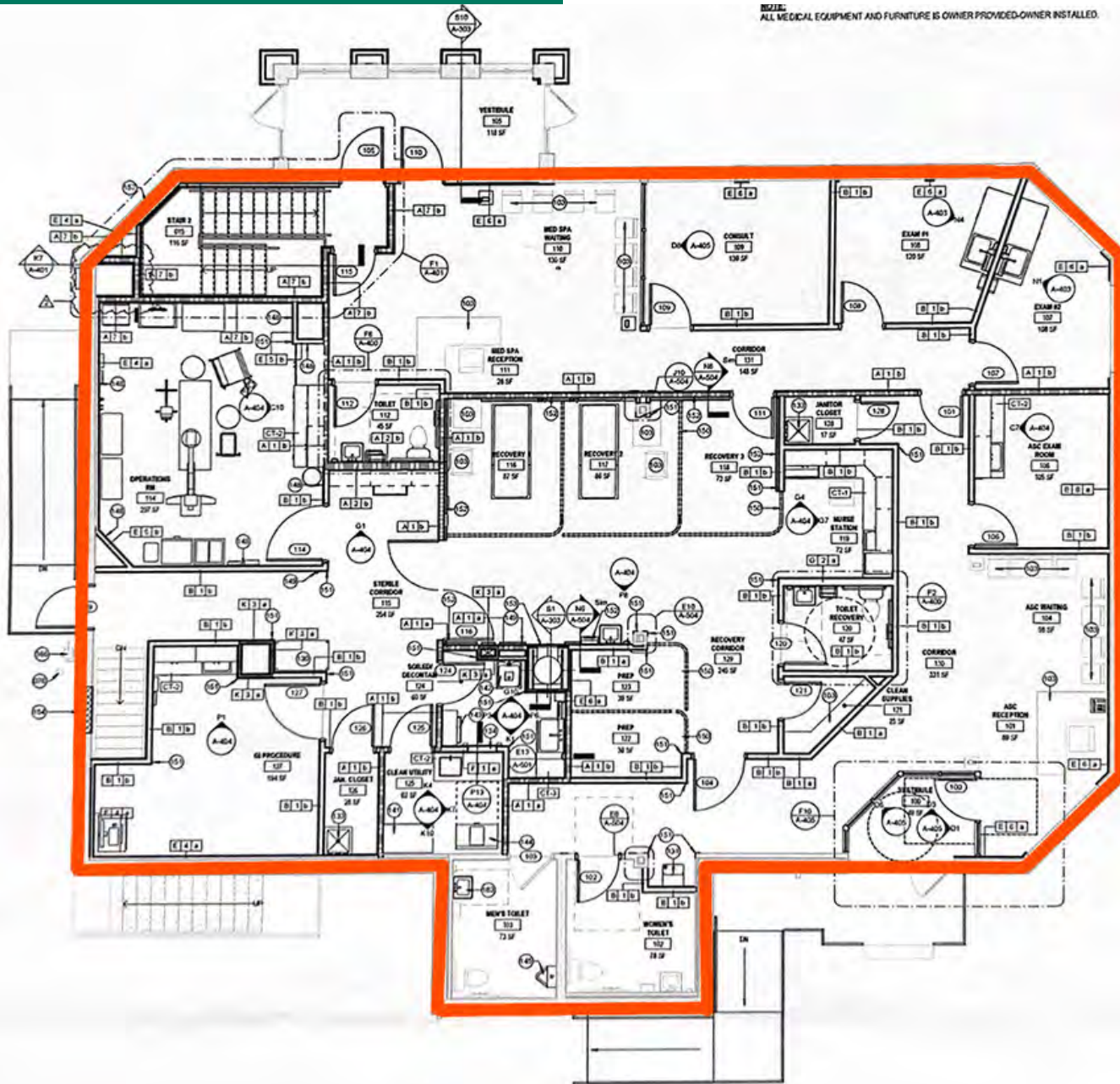


LOCATION OVERVIEW

This facility is centrally located within 10 miles of six hospitals including Missouri Baptist Medical Center, Mercy Hospital St. Louis, Barnes-Jewish Hospital, St. Luke's Des Peres Hospital, SSM Health St. Mary's Hospital and SSM St. Louis University Hospital. Tremendous visibility on Manchester Rd (Glendale) with average daily traffic of 31,000. Close proximity to both Interstate 64 and 44. 12 miles from Downtown St. Louis with excellent demographics- 223,000 residents with an average household income exceeding \$133,000 within 5 miles.

FLOOR PLAN

10012 Manchester Rd. St. Louis, MO 63122



*Not to scale

PROPERTY PHOTOS

10012 Manchester Rd. St. Louis, MO 63122

ENTRYWAY



CONSULT ROOM



RECEPTION



RECEPTION



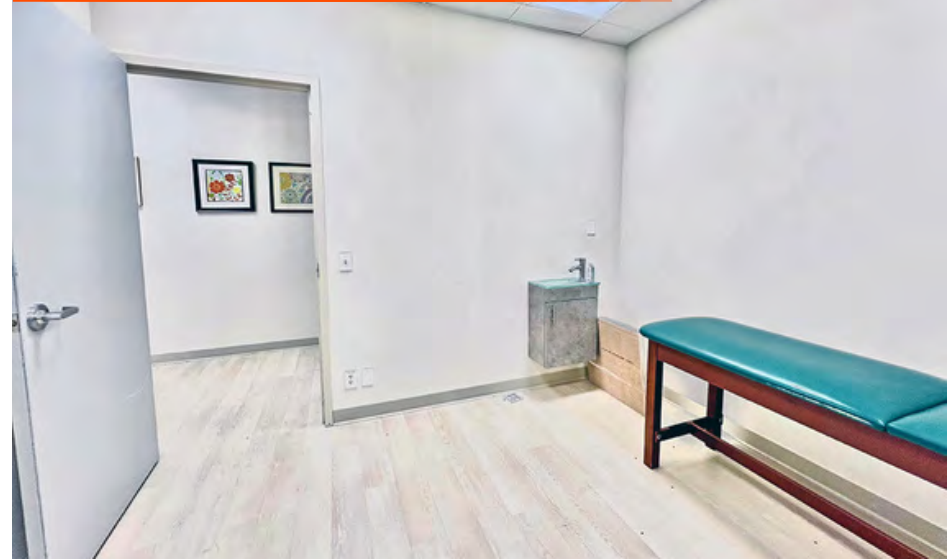
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EXAM ROOM



EXAM ROOM



OPERATING ROOM



PROCEDURE ROOM



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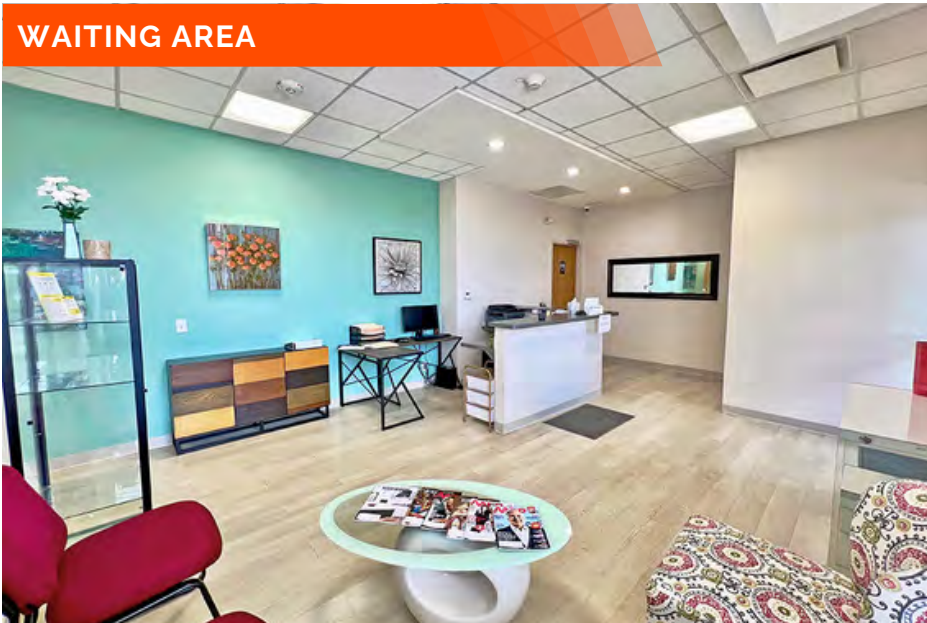
STERILIZATION ROOM



X-RAY



WAITING AREA



Features an oversized procedure room, operating room with clean & soiled utility, sterilization room, (2) prep areas, (2) recovery room areas, 4 main level toilets, rear entry for ASC reception, main entrance reception with waiting room, (3) exam rooms, (1) consultation room and (2) employee entrances to main level & lower level (stairways).

Lower level features (2) locker rooms, (2) toilets, administration office, tank storage & conference room / break room with kitchenette. Private parking in rear.

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REAR VIEW OF LOT



REAR VIEW OF BUILDING

OFFICE/RETAIL PROPERTY SUMMARY

#2894

10012 Manchester Rd. St. Louis, MO 63122

SALE INFORMATION:

Sale Price: \$3,850,000
Sale Price/SF: \$716.28

LEASE INFORMATION:

Lease Rate per SF: \$38.00
Lease Rate per Month: -
Lease Type: NNN

SQUARE FOOT INFO:

Building Total: 5,375 SF
Total Available: 5,375 SF
Direct Lease: 5,375 SF
Sublease: 0 SF

STRUCTURAL DATA:

Year Built: 1962
Rehab Year: 2018
Building Class: C
Clearance Min: 7'
Clearance Max: 10'
Roof Type: Flat
Floors: 1
Signage: Building

PROPERTY INFORMATION:

Parcel No: 22L411201
County: St. Louis
Zoning: C-3
Prior Use: Ambulatory
Surgical Center
Parking: 51
Traffic Count: 31,000
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: YES
Property Tax: \$28,915.00
Tax Year: 2023

LAND MEASUREMENTS:

Acres: 0.81 AC
Frontage: 135 FT
Depth: 394 FT

TRANSPORTATION:

Interstate: I-64/I-44



COMMENTS:

This facility would be ideal for both small procedure groups - high end medical spa - and more in depth procedures such as neurosurgery, orthopedic surgery, spinal surgery or gastrointestinal surgery.



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