

FOR SALE -OR- LEASE

10012 Manchester Rd.
St. Louis, MO 63122



AMBULATORY SURGERY CENTER

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



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.

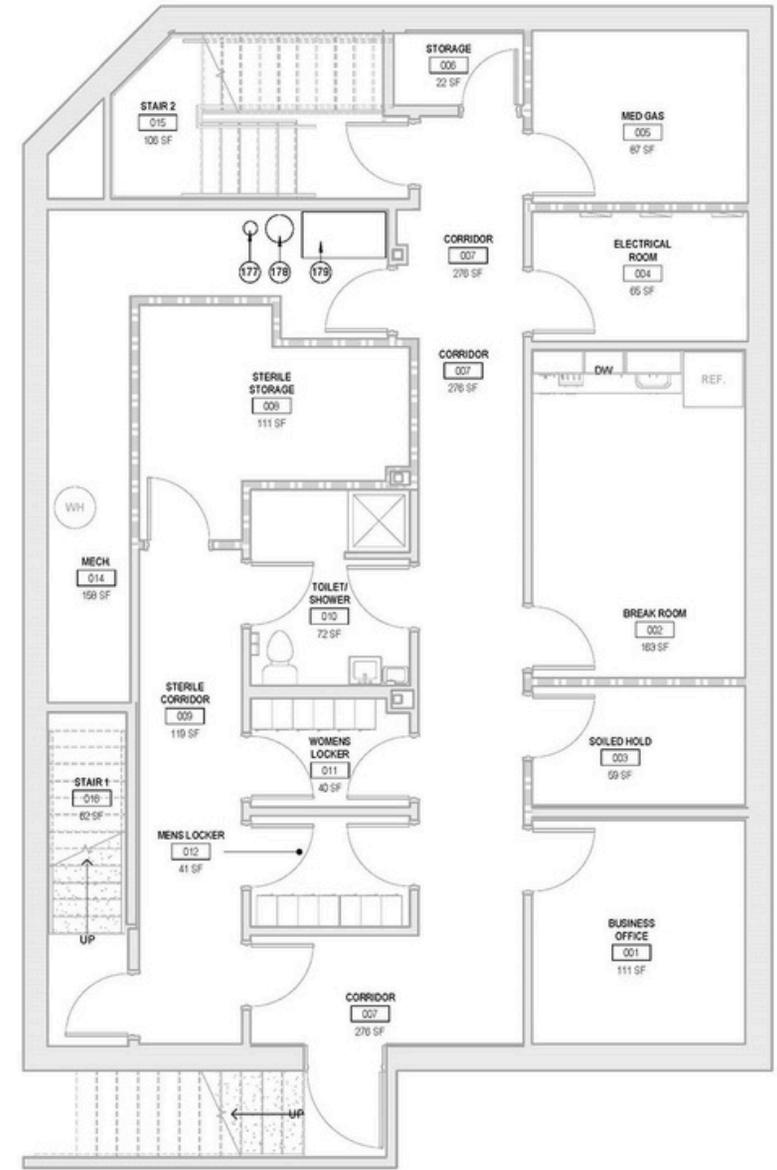
FLOOR PLAN

10012 Manchester Rd. St. Louis, MO 63122

NOTE:
ALL MEDICAL EQUIPMENT AND FURNITURE IS OWNER PROVIDED-OWNER INSTALLED.



MAIN LEVEL



LOWER LEVEL

*Not to scale

PROPERTY PHOTOS

10012 Manchester Rd. St. Louis, MO 63122

ENTRYWAY



CONSULT ROOM



RECEPTION



RECEPTION



PROPERTY PHOTOS

10012 Manchester Rd. St. Louis, MO 63122

EXAM ROOM



EXAM ROOM



OPERATING ROOM



PROCEDURE ROOM



PROPERTY PHOTOS

10012 Manchester Rd. St. Louis, MO 63122

STERILIZATION ROOM



X-RAY



WAITING AREA

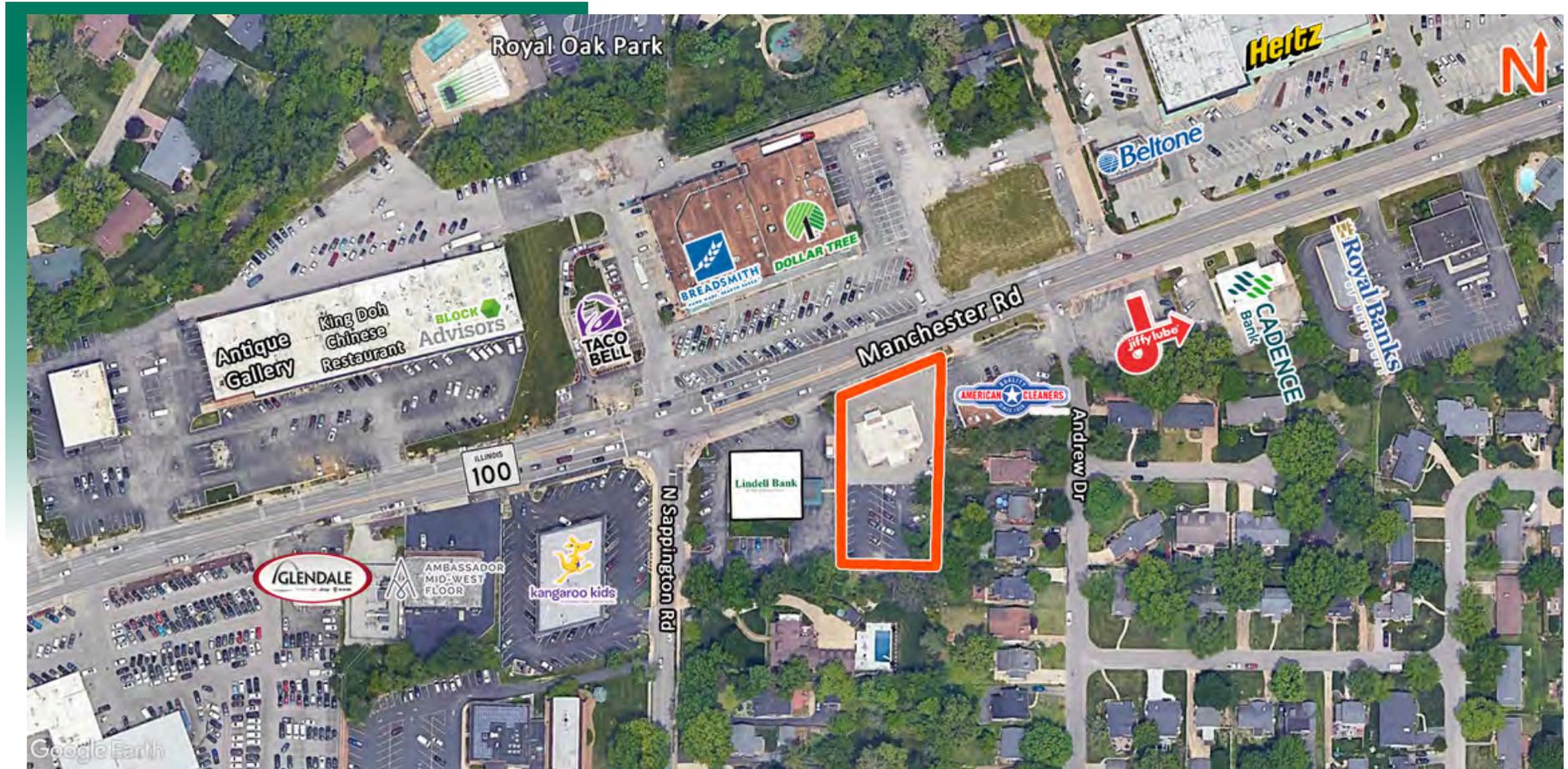


Features an oversized procedure room, operating room with clean & soiled utility, sterilization room, (2) prep areas, (2) recovery room areas, 4 main level toilets, rear entry for ASC reception, main entrance reception with waiting room, (3) exam rooms, (1) consultation room and (2) employee entrances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

PROPERTY PHOTOS

10012 Manchester Rd. St. Louis, MO 63122



OFFICE/RETAIL PROPERTY SUMMARY

10012 MANCHESTER RD

LISTING # 2894

LOCATION DETAILS:

Parcel #: 22L411201
County: MO - St. Louis
Zoning: C-3

PROPERTY OVERVIEW:

Building SF: 5,375
Vacant SF: 5,375
Usable Sqft: 5,375
Min Divisible SF: 1,519
Max Contig SF: 3,856
Office SF: 5,375
Signage: Building
Lot Size: 0.81 Acres
Frontage: 135
Depth: 394
Parking Spaces: 51
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1962
Yr Renovated: 2018
Building Class: C
Ceilings: 9' - 10'

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$2,800,000
Price / SF: \$520.93
Lease Rate: \$28.00
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$31,315.42
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 31,000

Property Description

This asset features an oversized procedure room, operating room with clean and 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 (3,856 SF) and lower level (stairways). Lower level (1,519 SF) features 2 locker rooms for staff, 2 toilets, a private office, tank storage and conference / break room with kitchenette. Private parking in rear. 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.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

COLLIN FISCHER, CCIM, SIOR

Designated Managing Broker
O: (618) 277-4400
C: (618) 420-2376
collinf@barbermurphy.com