



**3323 Saint Joseph Ave, St Joseph, MO 64505** (Representative Photo)

Price	\$713,496.00 (5 yrs +/- remaining lease term)
Cap Rate	8.13% (DG Rent \$45,996) (Addt'l L/T tenant contributes \$12,000 Annual Rent)
Lease Type	NN – Minimal Landlord Responsibility
Building Size	11,600 Sq. Ft. +/- DG; Addt'l tenant 3,000 sq ft +/- (14,600 sq ft +/- total)
S&P Rating	BBB (Investment Grade)
Options	2 options at 5 yrs (10.0% rent increase at each option)
End of Lease Term	5/31/2024
Other	<b>Excellent 1031 Exchange Property; 10,600 +/- VPD in front of site; Population 71,000 +/- within 5 miles of site;</b>

[For questions about the property, please contact 'Dollar Bob'](#)