

# Retail Space For Sale

## Investment and/or Owner User Opportunity

2093 Smizer Station Road, Valley Park, MO 63088



# For Sale: \$2,400,000



## Property Highlights:

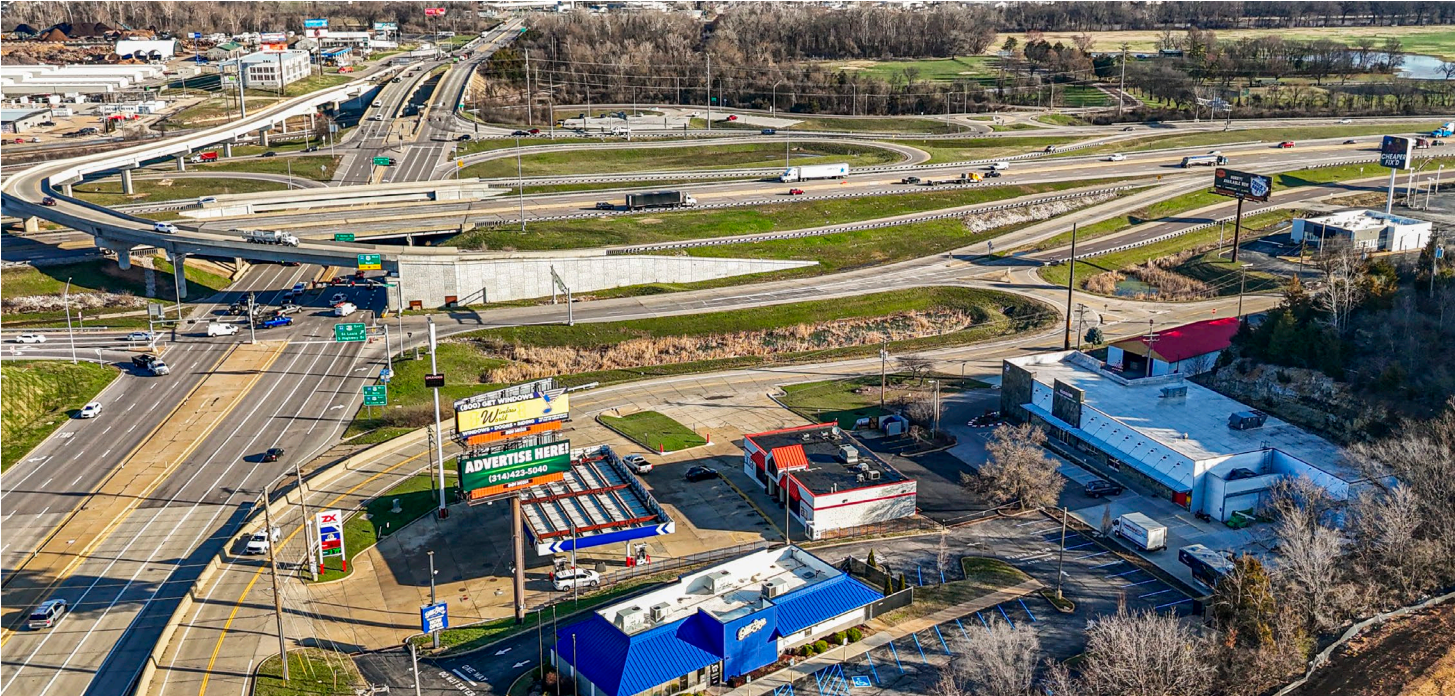
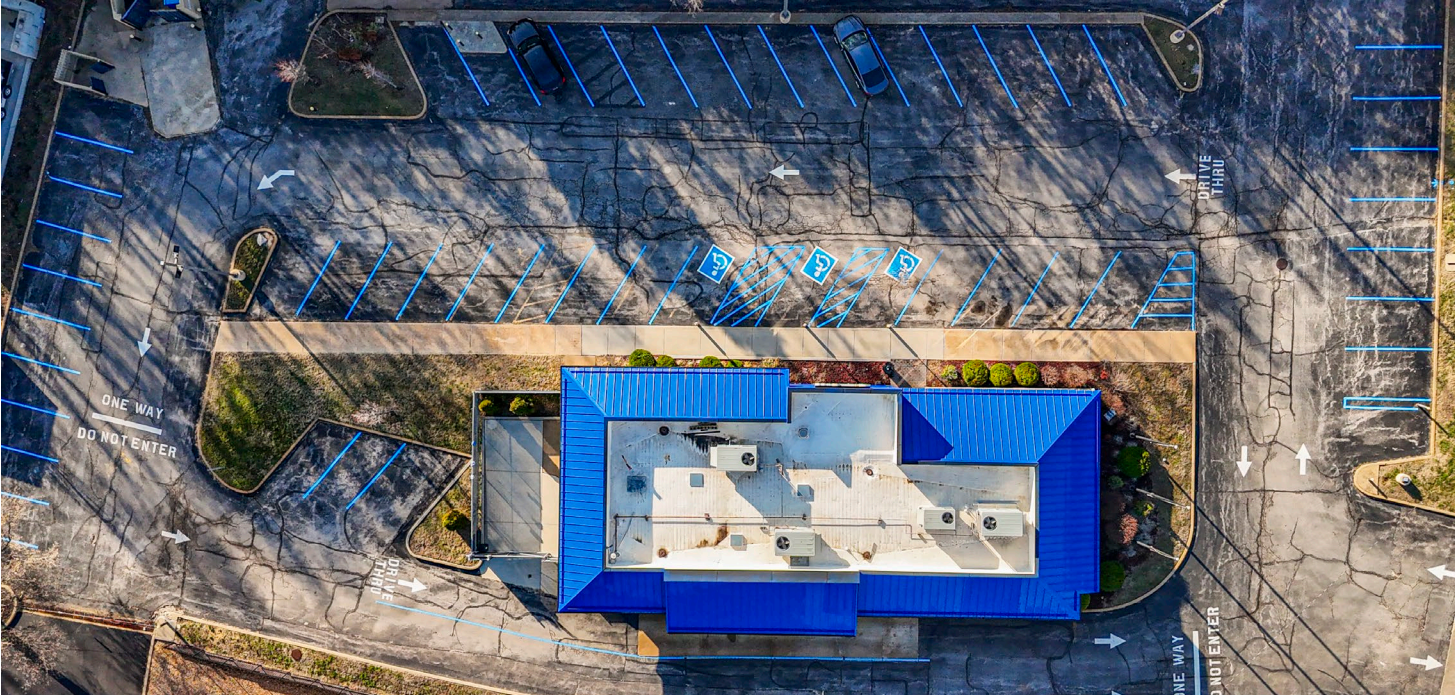
- 3,420+/- SF of retail space
- 1.07 acres
- Fully building remodel completed in 2021
- Directly adjacent to 44 East, a brand-new multi-family community and the high performing Meramec Station retail development
- Great connectivity to the St. Louis region sitting at the intersection of Highways 44 and 141
- Investment and/or Owner User Opportunity
- NOI of \$273,000 with annual escalations through December 2027

**For More Information:**  
**Opes Commercial Real Estate**  
Stephen Lordo | Cell: (314) 640-0935  
slordo@opescre.com

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