

737 Dunn Rd

Hazelwood, MO 63042



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Multi-tenant office building that can be purchased as an owner-user or investment. Great visibility and access from I-270.

PROPERTY HIGHLIGHTS

- Neighborhood office building well-suited for insurance, professional services, accounting, counseling, or other small business users
- State Farm Insurance occupies 1,247 SF
- Walters Walk counseling occupies the remaining 5,753 SF
- 5,753 SF can be available for owner-user Jan 1, 2027, with potential for renewal on an investment sale
- Built in 2000
- Roof replaced in 2024
- Parking lot overlay in 2022
- Pylon and building signage available

OFFERING SUMMARY

Sale Price:	\$680,000
Lot Size:	0.80 Acres
Building Size:	7,000 SF
NOI:	\$58,373.00
Cap Rate:	8.58%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	928	3,843
Total Population	733	2,123	8,760
Average HH Income	\$69,857	\$68,158	\$72,450

TRAFFIC COUNTS

I-270 Average Annual Daily Traffic	122,035 Vehicles
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FOR SALE OFFICE BUILDING

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