

For Sale

Investment Property

200 Yacht View Dr.
West Alton, MO 63386



Property Nestled in Harbor Point Yacht Club

- **FULLY LEASED** until 02/28/2028
- 9,000 SF Warehouse with 5 Overhead Doors
- Located on 4.93 acre Site
- Includes:
 - ◆ Boat Ramp
 - ◆ 32' Boat Slip
 - ◆ Travel Lift with Travel Lift Bay
- Building is Secured by an Access Gate
- Financials:
 - ◆ Tenant pays \$5,250.00 per month
 - ◆ Other Annual income: \$3,000.00
 - ◆ NOI: \$60,000.00
 - ◆ Cap Rate: 15%
 - ◆ Owner Expenses: \$6,000.00 per year
- Sale Price: \$400,000



Danny Wapelhorst

Vice President

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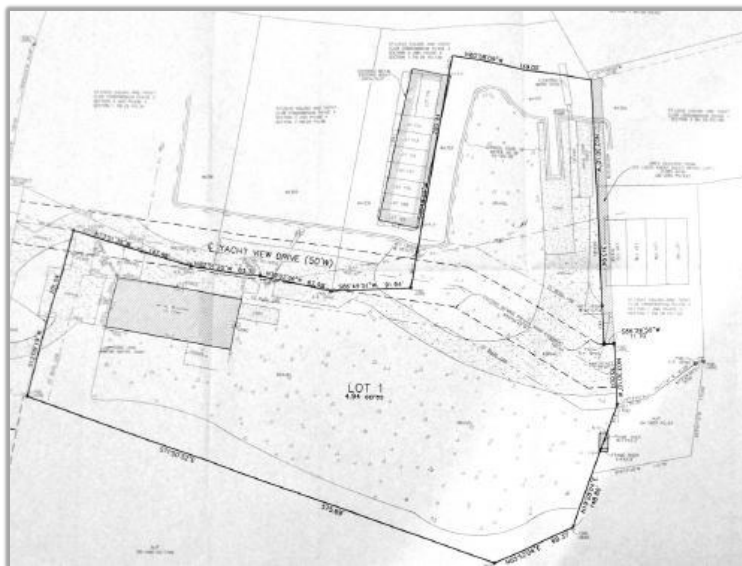
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Site Plan:



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