

Investment Opportunity

VA Medical Office-GSA Lease



8% Cap Rate
Asking Price \$1,650,000

- Construction Completed 2010
- 6,850 Square Feet
- 1.74 Acres
- New Business Park in Osage Beach, MO. on Highway 54
- 10 Year Lease Started July 2010
- Gross Rent \$146,200
- Est. NOI \$133,000
- Cap Rate 8%

Osage Beach, MO. is located in the Heart of the Lake of the Ozarks area in Central Missouri. The property is situated in a new business park on the main thoroughfare in the area. For additional information contact **The Julie Wilson Team at 573-873-3352.**

Property Presented by:

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