

# MEDICAL OFFICE BUILDING FOR SALE/FOR LEASE

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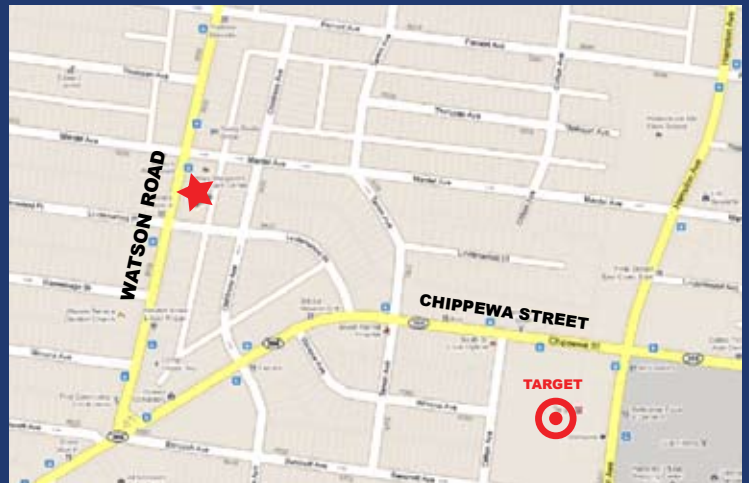
RARE OPPORTUNITY TO OWN MEDICAL BUILDING  
IN SOUTH ST. LOUIS

3824 WATSON ROAD, ST. LOUIS, MO 63109

- 3,937sf plus additional record storage basement
- Located at the signalized intersection of Lindenwood and Watson Road
- 7 Exam Rooms
- 2 Private Offices
- X-Ray Room with equipment
- Waiting and Reception Area
- Ample Parking
- Owner willing to lease portion of the building

Sale Price: \$699,000

Lease Rate: \$15NNN



Contact:

Joseph Bosse

(636) 271-1128

[jbosse@neccommercial.com](mailto:jbosse@neccommercial.com)