

HUTKIN
DEVELOPMENT COMPANY

FOR SALE

11861 Westline Industrial Drive
St. Louis, MO 63146



- **Approximately 40,517 Square Foot Office Building**
- Great visibility and convenient access
- Parking Ratio: 5 per 1,000
- Excellent Owner / User opportunity
- Located in Maryland Heights at the intersection of Westline and Chaffee
- **\$3,875,000.00**

Office

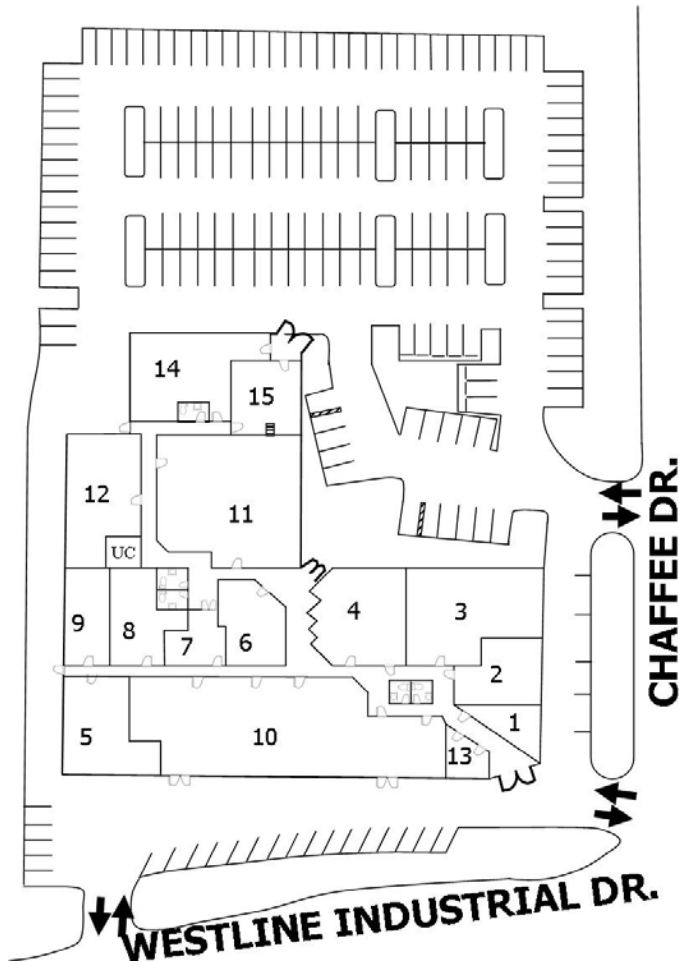
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Visit our website:
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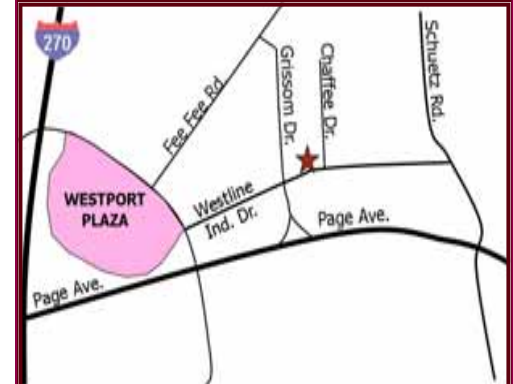
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Investment Summary

Price	\$ 3,875,000.00
Price/S.F.	\$ 95.64
Rentable Sq. Ft.	40,517
Number of Units	14
Type of Building	One-Story
Parking	205 Striped
HVAC	Electric Forced Air
Roof Age	8 years
Exterior	Brick and Concrete Block
Acreage of site	3.46
<u>Estimated Annualized Expenses</u>	
Taxes (2007 Actual)	\$ 84,685.16
Insurance	\$ 8,728.00
Off-Site Management	\$ 22,357.00
Common Area Maintenance	\$ 123,440.00
Total Expenses	\$ 239,210.16
Expenses Per S.F.	\$ 5.90

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