

12412, 12414, & 12424 Lusher Rd, St Louis, MO 63138

Multi Use Commercial Units For Sale: Only \$375,000

For more details and virtual 360 tours visit: 12412Lusher.com



Rear

About

A well-positioned retail investment offering immediate, stable income. All three units are occupied by established tenants under two-year leases, ensuring reliable cash flow from day one.

The property generates **\$4,900 in gross monthly income** (\$58,800 annually), reflecting a **strong 9.8% cap rate**.

The approximately 5,000 square foot building offers excellent visibility along Highway 367 and sits among established businesses in a consistently active commercial corridor—supporting long-term tenant appeal and stable performance.

Unit 1

- **12412 Lusher Rd**
- 1250 sqft
- **Two year lease** signed 05/01/2026
- Tenant Improvement Credit: \$687.50/month thru 8/1
- **Gross Monthly Income: \$1,350**

Unit 2

- **12414 Lusher Rd**
- 1250 sqft
- **Two year lease** signed 10/01/2025
- 2nd year rent increases to \$1400
- **Gross Monthly income: \$1,350**

Unit 3

- **12424 Lusher Rd**
- 2500 sqft
- **Two year lease** signed 8/01/2025
- Front & rear access
- Previously 2 units
- **Gross Monthly income: \$2,200**

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12412 Interior



12414 Interior



Proforma Estimate

Unit 1 @ \$1350	\$16,200
Unit 2 @ \$1350	\$16,200
Unit 3 @ \$2200	\$26,400
Annual Gross Rent	\$58,800
Annual Taxes	-\$8,612
Annual Insurance	-\$7,000
Common Area Management	-\$2,400
Landscaping	-\$800
Internet	-\$900
Snow Removal	-\$2,300
Annual Net Rental Income	\$36,788
Sales Price	\$375,000
Cap Rate	9.81%

12424 Interior



Access

Please **do not disturb tenants**. Buyer will have one-time access with an accepted contract. Earnest money to be deposited prior to scheduling access.

This property is being **sold as-is**, with seller to do no inspections or repairs. Please **submit proof of funds** with offer.