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## Investment Property For Sale DaVita Dialysis Center in St. Louis



**1425 Hampton Avenue  
St. Louis, MO 63139**

**Sale Price \$800,000**

- Net Net Plus Corporate Lease Guaranteed by Davita Healthcare Partners, Inc.
- Excellent Location Offers Centralized Access to St. Louis Area, Including BJC Hospital Complex (2 miles away), SSM St. Mary's Hospital (1.8 miles away), I-64 (1/2 mile away), I-44 (>1/2 mile away), Downtown St. Louis, Central West End, and Central St. Louis County
- DaVita is a publicly listed company Fortune 250 Company (Symbol: DVA) with over 50,000 employees nationwide and growing.
- DaVita has approximately 2000 locations in US
- Warren Buffett has invested heavily in DaVita Stock
- Building Completely Refurbished by DaVita into Dialysis Center in 2003 With \$700,000+ In Renovations

### For Additional Information Contact

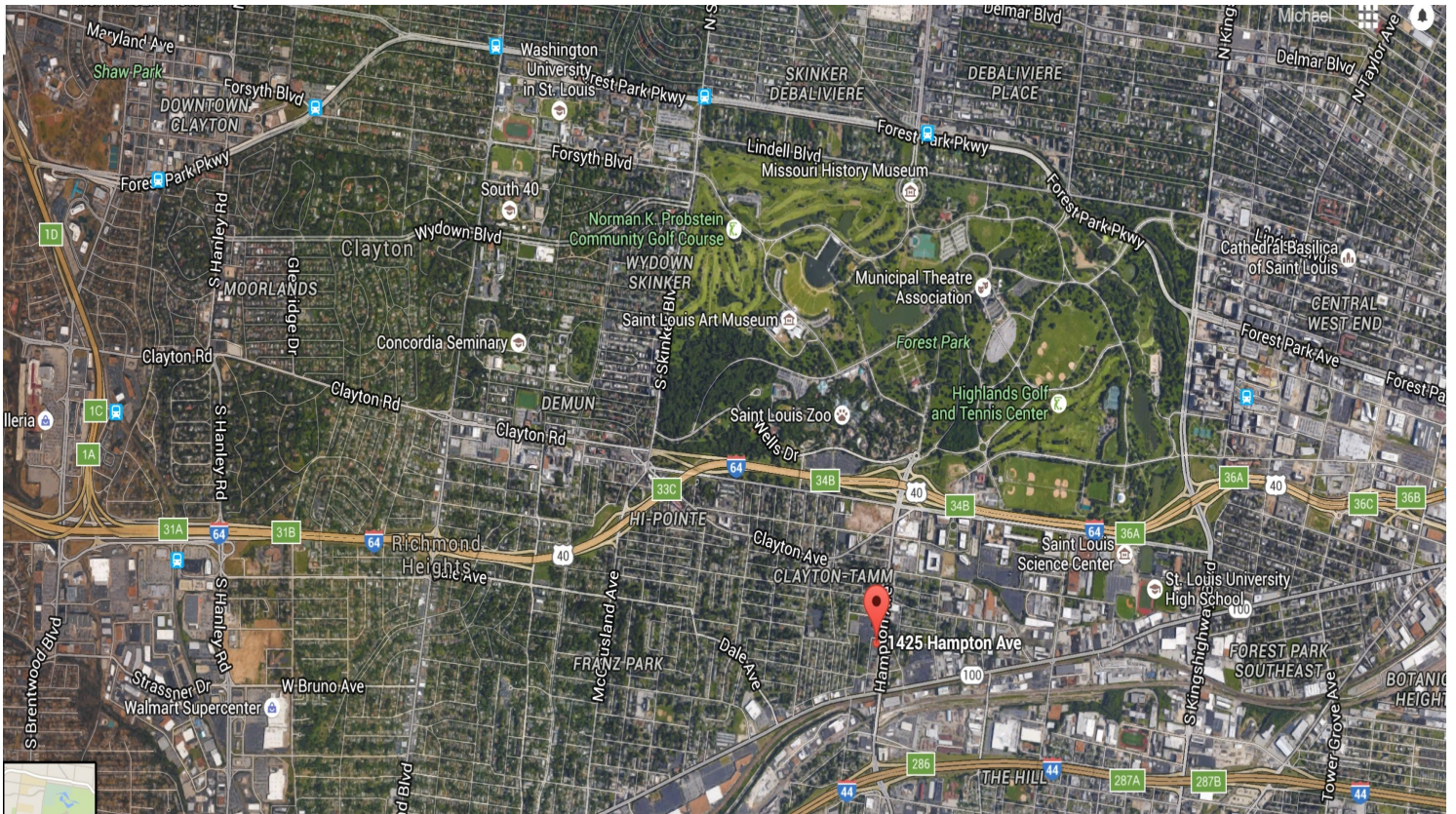
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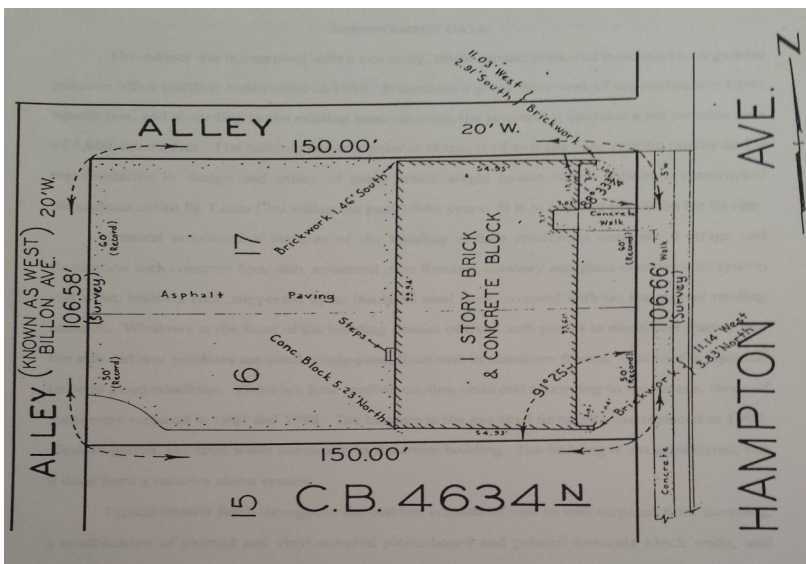
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- Property Has One Loading Dock, One Main Entrance in Rear Accessible to Parking Lot, One Service Entrance in Rear, and Secondary Main Entrance in Front
- Parking on Surface Lot in Rear, 12 Spots Marked With Turn Around / Drop Off Area, Room For Additional Spots
- Building Originally Constructed in 1961
- Price/SF - \$160/SF
- Dialysis Is a Medical Procedure That Extends Peoples' Lives By Removing Toxins From the Bloodstream When Their Kidneys Fail
- 1 in 10 People Will Need Dialysis Services In Their Lifetime
- Please Call For Additional Information



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