

# 730 W. SEXTON RD. COLUMBIA, MO



## For Sale: \$717,777

### Property Features:

- Investment opportunity
- 8,075 S.F. office/shop building leased to Leaf Filter.
- 3-year initial term expires 5/31/24, with one 3-year option.
- 3% annual rent bumps.
- Year 1 income \$64,600, price based on a 9% cap rate year 1.
- Seller will allow the sale to be contingent on approved replat.
- Contact Broker for further details.

FOR MORE INFORMATION PLEASE CONTACT

**Jack L. Maher, III**

**Broker-Officer**

Mobile (573) 489-6860

Work (573) 228-6321

FAX (815) 550-1506

Buttonwood Business Center

3610 Buttonwood Dr., Suite 200

Columbia, MO 65201

Email at [maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)



## MAHER

COMMERCIAL REAL ESTATE

The information contained herein is for illustration only - dimensions are approximate only.  
This information is not to be reproduced or used for construction or permitting. The information contained within this brochure is believed to be accurate as of the date of input, however, JLM Properties, Inc., assumes no responsibility for the accuracy of the information provided.

[WWW.MAHERCRE.COM](http://WWW.MAHERCRE.COM)

# 730 W. SEXTON RD. COLUMBIA, MO



FOR MORE INFORMATION PLEASE CONTACT

**Jack L. Maher, III**

**Broker-Officer**

Mobile (573) 489-6860

Work (573) 228-6321

FAX (815) 550-1506

Buttonwood Business Center

3610 Buttonwood Dr., Suite 200

Columbia, MO 65201

Email at [maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)



# MAHER

COMMERCIAL REAL ESTATE

The information contained herein is for illustration only - dimensions are approximate only. This information is not to be reproduced or used for construction or permitting. The information contained within this brochure is believed to be accurate as of the date of input, however, JLM Properties, Inc., assumes no responsibility for the accuracy of the information provided.

# 730 W. SEXTON RD. COLUMBIA, MO



FOR MORE INFORMATION PLEASE CONTACT

**Jack L. Maher, III**

**Broker-Officer**

Mobile (573) 489-6860

Work (573) 228-6321

FAX (815) 550-1506

Buttonwood Business Center

3610 Buttonwood Dr., Suite 200

Columbia, MO 65201

Email at [maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)



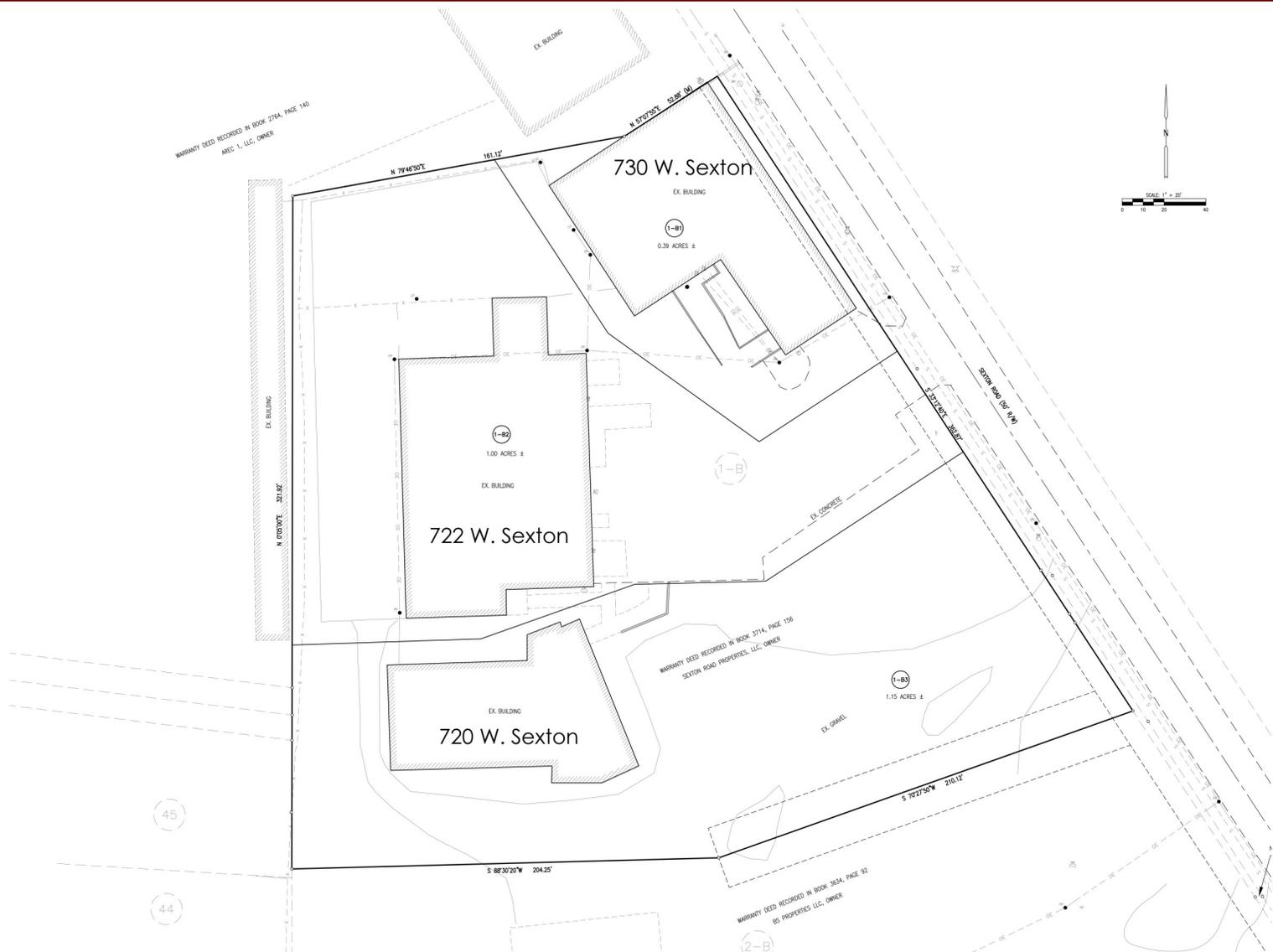
**MAHER**

COMMERCIAL REAL ESTATE

The information contained herein is for illustration only - dimensions are approximate only. This information is not to be reproduced or used for construction or permitting. The information contained within this brochure is believed to be accurate as of the date of input, however, JLM Properties, Inc., assumes no responsibility for the accuracy of the information provided.

[WWW.MAHERCRE.COM](http://WWW.MAHERCRE.COM)

# PRELIMINARY REPLAT



FOR MORE INFORMATION PLEASE CONTACT

**Jack L. Maher, III**

**Broker-Officer**

Mobile (573) 489-6860

Work (573) 228-6321

FAX (815) 550-1506

Buttonwood Business Center

3610 Buttonwood Dr., Suite 200

Columbia, MO 65201

Email at [maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)



# MAHER

COMMERCIAL REAL ESTATE

The information contained herein is for illustration only - dimensions are approximate only.  
This information is not to be reproduced or used for construction or permitting. The information contained within this brochure is believed to be accurate as of the date of input, however, JLM Properties, Inc., assumes no responsibility for the accuracy of the information provided.

[WWW.MAHERCRE.COM](http://WWW.MAHERCRE.COM)

# 730 W. SEXTON RD. COLUMBIA, MO

## About Leaf Filter:

Leaf Home™ is a leading technology-enabled provider of home solutions on a mission to transform home hassles into personal peace of mind. Leaf Home's experienced, dependable specialists provide end-to-end services directly to consumers through its core brands; LeafFilter® Gutter Protection, Leaf Home Safety Solutions™, Leaf Home Water Solutions™, and Leaf Home Enhancements™. With its corporate headquarters in Hudson, Ohio, Leaf Home delivers seamless, transformative home solutions for safer, easier, and more comfortable living every day. Live Comfortable. Live Safe. Live Happy.

Source: <https://www.leafhome.com/2021-qrhip200-lhs/> (2021)



FOR MORE INFORMATION PLEASE CONTACT

**Jack L. Maher, III**

**Broker-Officer**

Mobile (573) 489-6860

Work (573) 228-6321

FAX (815) 550-1506

Buttonwood Business Center

3610 Buttonwood Dr., Suite 200

Columbia, MO 65201

Email at [maher3@jlmproperties.com](mailto:maher3@jlmproperties.com)



**MAHER**

COMMERCIAL REAL ESTATE

The information contained herein is for illustration only - dimensions are approximate only.  
This information is not to be reproduced or used for construction or permitting. The information contained within this brochure is believed to be accurate as of the date of input, however, JLM Properties, Inc., assumes no responsibility for the accuracy of the information provided.

[WWW.MAHERCRE.COM](http://WWW.MAHERCRE.COM)