



**ADDRESS**

2001 Corona Rd.  
(Suite 205)  
Columbia, MO

**PROPERTY TYPE**

Office / Investment

**SALE PRICE**

\$425,000

**LEASE**

\$4,200/monthly

**SPACE**

2,730 sqft

**BUILDING**

2,730 sqft

**ZONING**

PD

**DETAILS**

- 2,730 sf office/retail condominium in The Village of Cherry Hill for lease at \$4,200/month for sale at \$425,000.
- Provided by property owner condo fees \$612/month, property tax \$5,546/year, and insurance \$1,092/year.
- Ground floor unit previously occupied by physical therapy practice
- The Village of Cherry Hill is a professional business park located in southwest Columbia at the corner of Chapel Hill Rd. and Scott Blvd.
- Tenant pays real estate taxes, building insurance, and exterior maintenance in addition to rental.
- Tenant responsible for it's own utilities and janitorial costs.
- Ready for occupancy.
- Windows in offices allow occupants to enjoy natural light.
- Great opportunity for business user or retailer office function.

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com  
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com  
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive  
Columbia, MO 65203  
(573) 445-1020

