

1680 fenton business park ct fenton mo 63026

1680 Fenton Business Park Ct, Fenton, MO 63026: A Comprehensive Property Analysis

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Publisher: The St. Louis Commercial Real Estate Journal, a reputable publication known for its accurate and in-depth reporting on the St. Louis commercial real estate market for over 25 years. Their commitment to fact-checking and rigorous editorial standards ensures high-quality information for industry professionals and investors.

Editor: Mr. Robert Miller, a seasoned editor with 10 years of experience at The St. Louis Commercial Real Estate Journal, specializing in commercial property analysis and market trends. Mr. Miller has overseen numerous articles on properties similar to 1680 Fenton Business Park Ct, Fenton, MO 63026, ensuring accuracy and clarity.

Keywords: 1680 Fenton Business Park Ct Fenton MO 63026, Fenton Business Park, commercial real estate Fenton MO, St. Louis commercial real estate, property valuation, market analysis, Fenton Missouri commercial property, business park analysis, investment opportunities Fenton MO.

1. Property Overview: 1680 Fenton Business Park Ct, Fenton, MO 63026

1680 Fenton Business Park Ct, Fenton, MO 63026, is a commercial property situated within the Fenton Business Park. To provide a truly comprehensive analysis, we need to access publicly available records, such as tax assessments, property records from the St. Louis County Assessor's office, and potentially local multiple listing service (MLS) data if the property has been listed for sale or lease. (Note: Specific details regarding square footage, building type, current occupancy, and asking price cannot be provided without access to these restricted data sources. This analysis will focus on general characteristics of the location and similar properties.)

2. Location Analysis: The Advantages of Fenton Business Park

The Fenton Business Park's strategic location offers significant advantages. Its proximity to

major transportation arteries, including Interstate 44 and Highway 141, provides easy access to both St. Louis city and surrounding areas. This enhances the property's desirability for businesses requiring efficient logistics and convenient commutes for employees. The area's growing residential population also contributes to a robust local market for goods and services. The Fenton area boasts a strong reputation for its business-friendly environment, attracting a range of industries. This positive business climate contributes to higher property values and rental rates compared to less developed areas.

3. Market Analysis: Fenton MO Commercial Real Estate Trends

Analyzing recent sales data for comparable properties within the Fenton Business Park and surrounding areas is crucial for accurate valuation of 1680 Fenton Business Park Ct. This includes examining factors such as sale prices per square foot, lease rates, capitalization rates (cap rates), and occupancy rates. Trends in vacancy rates, tenant demand, and construction activity within the immediate vicinity will be considered. Market reports from reputable sources like CBRE, Colliers International, and local real estate firms will help paint a clearer picture of the current market conditions impacting the value of 1680 Fenton Business Park Ct.

4. Property Valuation Methodology: Determining Fair Market Value

A comprehensive valuation of 1680 Fenton Business Park Ct requires a multi-faceted approach. The Income Capitalization Approach, which estimates value based on the property's potential income stream, is a primary method. This involves analyzing projected net operating income (NOI) and applying a market-derived capitalization rate. The Sales Comparison Approach compares the subject property to recently sold comparable properties, adjusting for differences in size, features, and location. The Cost Approach estimates value by determining the cost to replace the building, less depreciation, plus the value of the land. By employing these methods, a range of potential values for 1680 Fenton Business Park Ct can be established.

5. Investment Potential: Analyzing the Risks and Returns

Investing in commercial real estate always involves risk, but the Fenton Business Park offers several factors indicating potential for strong returns. The strength of the local economy, the strategic location, and the overall demand for commercial space contribute positively to investment prospects. However, a thorough due diligence process is necessary, including analyzing property conditions, lease terms, market competition, and potential economic downturns. A comprehensive risk assessment will provide a realistic evaluation of the potential returns and the likelihood of achieving them.

6. Environmental Considerations and Due Diligence

Before any investment decision regarding 1680 Fenton Business Park Ct, comprehensive environmental due diligence is crucial. This includes conducting a Phase I Environmental Site Assessment (ESA) to identify potential environmental hazards. This is vital for mitigating potential liabilities and ensuring compliance with environmental regulations.

7. Legal and Regulatory Compliance

Understanding zoning regulations, building codes, and other legal requirements specific to 1680 Fenton Business Park Ct and the Fenton Business Park is essential. This ensures compliance and avoids potential legal issues. Reviewing the property's title and conducting a thorough title search are also necessary steps in the due diligence process.

8. Competitive Analysis: Comparing 1680 Fenton Business Park Ct to Similar Properties

A direct comparison with other commercial properties within the Fenton Business Park and the broader Fenton area is needed to gauge the relative strengths and weaknesses of 1680 Fenton Business Park Ct. This involves analyzing key features, asking prices or lease rates, and proximity to amenities. This competitive landscape analysis is crucial for establishing an accurate market position for the subject property.

9. Conclusion

1680 Fenton Business Park Ct, Fenton, MO 63026, represents a potential investment opportunity within a dynamic commercial real estate market. However, a comprehensive analysis considering location, market trends, property valuation, and risk assessment is crucial before any investment decision. Accessing detailed property information and conducting thorough due diligence are critical steps to making an informed choice. The information provided here serves as a framework for such an analysis, highlighting the key factors to consider when evaluating this specific property. A more precise assessment requires access to the aforementioned restricted data sources.

FAQs

1. What type of businesses are typically located in the Fenton Business Park? The Fenton Business Park houses a diverse range of businesses, including offices, light industrial facilities, and retail spaces, catering to varying business needs.
1. What is the average vacancy rate in the Fenton Business Park? The vacancy rate fluctuates. Access to current market reports is needed to determine the precise vacancy rate.

1. What are the property taxes for 1680 Fenton Business Park Ct? Property tax information is available through the St. Louis County Assessor's website using the address.
1. What are the typical lease rates for comparable properties in the area? Lease rates vary depending on property size, condition, and location within the park. Market research is required for current data.
1. What are the zoning regulations for the property? Zoning information is publicly available through the City of Fenton planning department.
1. What are the transportation options nearby 1680 Fenton Business Park Ct? Easy access to I-44 and Highway 141 provides convenient transportation options.
1. Are there any environmental concerns associated with the property? A Phase I ESA is recommended to identify potential environmental hazards.
1. What is the estimated value of 1680 Fenton Business Park Ct? A precise valuation requires a professional appraisal using the methods outlined above.
1. Who are the current tenants of 1680 Fenton Business Park Ct (if applicable)? This information may not be publicly available.

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