

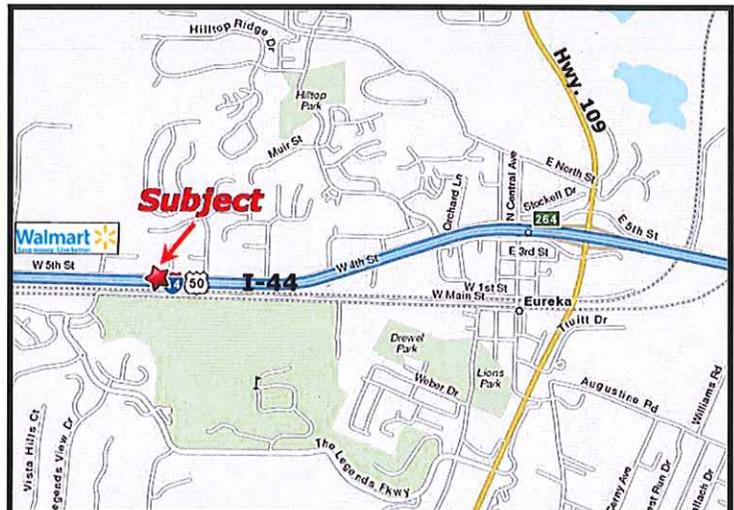
FOR SALE

2.22 ACRES COMMERCIAL

1421 W. 5TH STREET AND 557 ABBY LANE
EUREKA, MO 63025



- 2.22 ACRES
- ZONED COMMERCIAL
- SUBJECT PROPERTY IS LOCATED 0.4 MILE FROM WALMART
- GREAT VISIBILITY
- 56,071 VEHICLES PER DAY ON I-44
- **SIX FLAGS OVER MID-AMERICA IS LOCATED 0.7 MILE WEST OF SUBJECT AT THE ALLENTON EXIT**



Contact:

Steve Lechner
314.677.6653 (direct dial)
slechner@lechnerrealty.com

Deborah Nelson
314.677.6661 (direct dial)
dnelson@lechnerrealty.com

View all our listings at www.lechnerrealty.com

13421 Manchester Rd. Ste. 101 St. Louis, MO 63131

LECHNER

REALTY GROUP INC
Commercial & Industrial Real Estate Services



See Reverse Side for Details

Phone: 314/909-8100 • Fax: 314/909-8105 • Web: lechnerrealty.com

ADDRESS, LOCATION AND MUNICIPALITY: 1421 W. 5th Street and 557 Abby Lane, Eureka, MO. 5th Street is the North Outer Road of I-44 and runs from Hwy. 109 west to the Allenton Six Flags exit. Subject Property is west of Hwy 109 and east of Walmart.

LAND AREA AND DIMENSIONS: 2.22 acres; 136.78' front on 5th Street. Subject Property is irregularly shaped and consists of 2 parcels separated by a fee simple parcel utilized for a drive. Survey available. Parcel 1 is approximately 0.948 acre and Parcel 2 is approximately 1.275 acres.

TOPOGRAPHY: Subject slopes up (moderate slope) from the street to the north.

BUILDING DESCRIPTION: Subject Property is improved with a 1,773 SF retail building, three greenhouses of approximately 1,400 SF each, a 5,000 SF greenhouse and a 1,100 SF garage. Prospective buyers are welcome to tour the improvements, and improvements are included "as is" without representation or warranty from owner or owner's agent. Subject Property is being sold for its land value.

UTILITIES: Subject property is served by the following utilities:

Gas: According to Laclede Gas map, there is a 6" main running east and west along the 5th Street frontage of Parcel 1.

Electric: Ameren UE

Water: According to the City of Eureka Public Works map, there is a 6" water main that runs north and south through Subject Property at the east side of Parcel 2.

Sewer: According to the City of Eureka Public Works map, there is an 8" sewer main that runs north and south through Subject Property at the east side of Parcel 2 and east and west along the front of Parcel 1.

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

ASSESSED VALUE AND TAXES FOR YEAR 2014: (From St. Louis County's Web Site)

Locator No.	ASSESSED VALUE			Taxes
	Land	Improvements	Total	
29W-62-0050	\$102,720	\$34,120	\$136,840	\$14,596.95
29W-62-0676	\$8,950	None	\$8,950	\$806.42

ZONING AND PERMITTED USES: According to Bill Penney, Building Commissioner for the City of Eureka, Subject Property is zoned "C" Commercial. Permitted uses include: stores and shops, offices, banks, service facilities, restaurants without drive through. Uses with Special Use Permit include: hotels, new and used auto sales, animal hospital, nursing homes, and restaurants with curb service. See ordinance for complete list.

BUSINESS LICENSE AND OCCUPANCY PERMIT: According to Bill Penney, the City of Eureka requires a business license. An occupancy permit is not required. Buyer should verify all governmental approvals that are required.

TRAFFIC COUNT: According to ESRI's 2014 traffic count map, there are approximately 56,071 vehicles per day on I-44 just west of Hwy. 109.

DEMOGRAPHICS: (According to ERSI 2014)

	One Mile	Three Mile	Five Miles
Population	7,009	13,448	23,999
Households	2,343	4,295	8,195
Average Household Income	\$125,306	\$119,243	\$117,231

AVAILABLE DOCUMENTS: Survey, zoning letter and ordinance, environmental report, sewer and water map from the City of Eureka, and Laclede Gas map are available at the listing office. Some title information is available.

REMARKS: The property located at 1427 W. 5th, which separates the two parcels that comprise Subject Property, may also be available. See Listing Agent for details. There is a gas pipeline running east and west through the rear portion of Parcel 2.

POSSESSION: Immediate

FLOOD PLAIN: According to FEMA map 29189C0244H dated 8/2/1995 provided by FloodSource Corporation and printed from www.interflood.com, all or part of subject property is located in Zone X. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

PRICE: Parcel 1 - \$413,000 / \$10.00/SF Parcel 2 - \$277,700 / \$5.00/SF Both Parcels: \$500,000 / \$5.17/SF

LISTING AGENTS: Steve Lechner 314.677.6653 (direct dial) 314.277.1216 (cell) slechner@lechnerrealty.com
Deborah Nelson 314.677.6661 (direct dial) 314.630.1461 (cell) dnelson@lechnerrealty.com

Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. 5THST1421W.BACK/012315