

FOR SALE

12205 OLD BIG BEND RD.
St. Louis, MO 63122



12205 Old Big Bend Rd.

St. Louis, MO 63122

- 1,992 SF free standing building
- 16 car parking
- Situated on 0.56 acres at the corner of Old Big Bend Rd. at Ballas Rd.
- Zoned B-1
- New HVAC as of May 2021
- New windows and roof in 2018

FOR SALE: \$395,000.00



FOR MORE INFORMATION

Steve Bahn

Steve@bahnrealty.com
314.503.7601

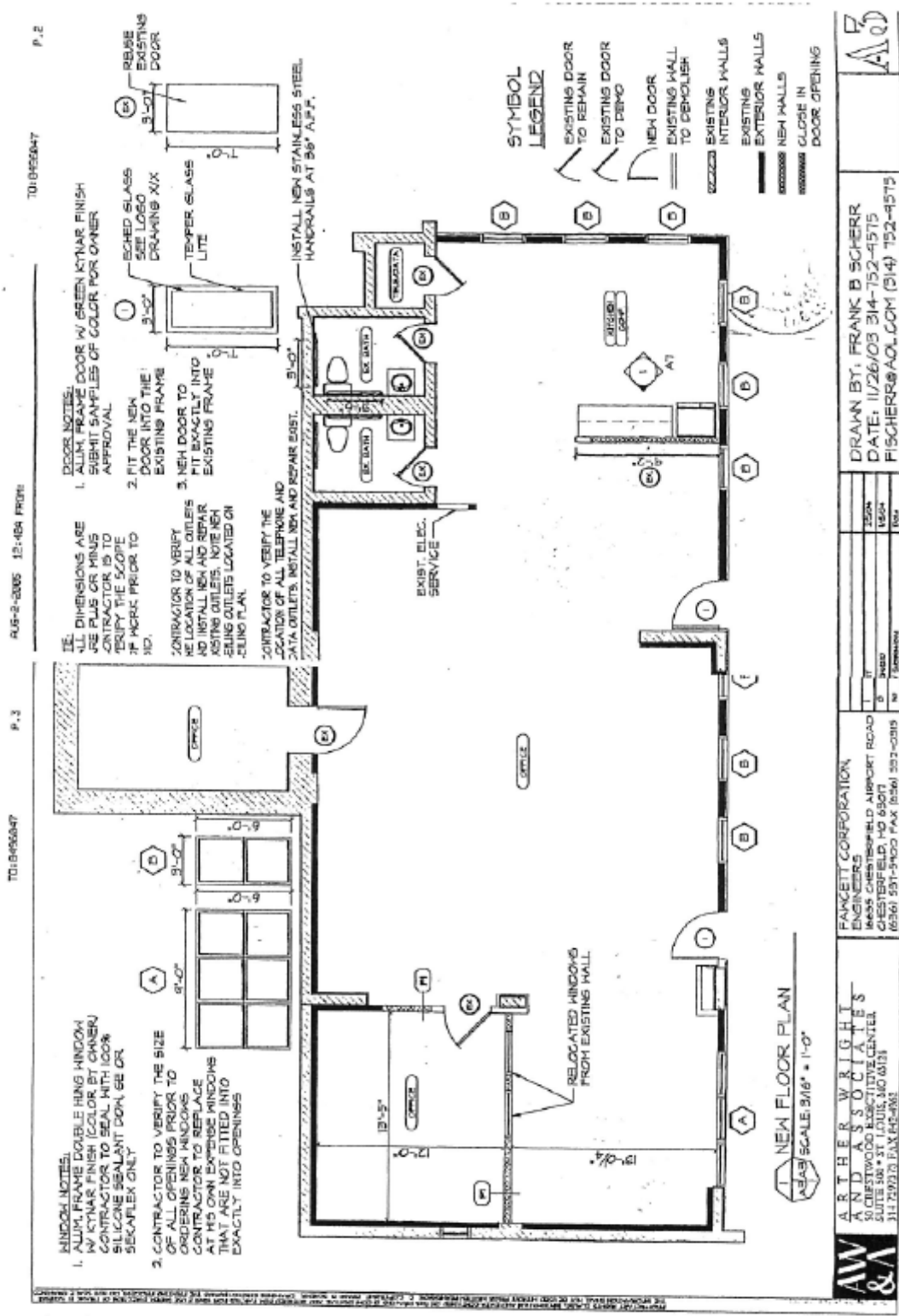


5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 www.BahnRealty.com

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



12205 Old Big Bend Floor Plan

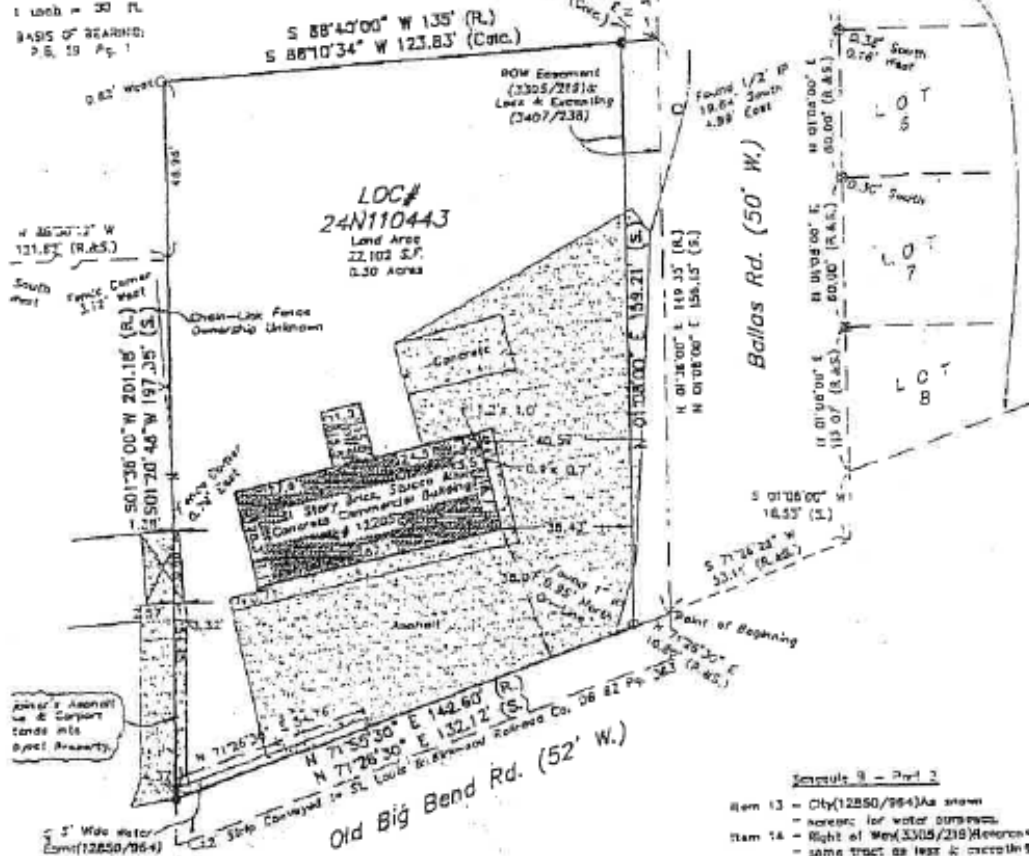


BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY
PART OF SHARE 4 OF A SUBDIVISION OF LOT 2
OF THE BACH ESTATE

CITY OF KIRKWOOD
 ST. LOUIS COUNTY, MISSOURI



SCALE:
 1 inch = 30 ft.
 BASIS OF BEARING:
 P.B. 59 Pg. 1



- Schedule B - Part 2**
- Item 13 - City(12850/954)As shown
 - encroachment for water easement.
 - Item 14 - Right of Way(3305/219)Encroachment
 - same tract as last & encroaching
 - instrument as shown herein.
 - Item 15 - UG(623/39)Does not encumber
 - subject parcel.

- DENOTES SET 1/2" x 1/2" REBAR WITH CAP STAMPED "MARLER L.S.-347-0"
- DENOTES FOUND 1/2" ROW PIPE
- DENOTES FOUND CONCRETE MONUMENT

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF INVESTORS TITLE/ CRAIG S. NOMONTY WE HAVE DURING THE MONTH OF DECEMBER 2001, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON PART OF SHARE 4 OF A SUBDIVISION OF LOT 2 OF THE BACH ESTATE, A SUBDIVISION RECORDED IN PLAT BOOK 25 PAGE 98 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING.

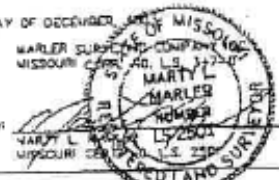
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS URBAN CLASS PROPERTIES AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY, EFFECTIVE 12/30/94, AND LAST REVISED SEPTEMBER OF 2000.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 16th DAY OF DECEMBER,

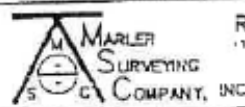
= RECORD
 = SURVEYED

TITLE COMMITMENT PROVIDED TO THE SURVEYOR AT TIME OF THIS REPORT
 AMOUNT NO.: N/A

REASON: 12/15/03; ADDITION OF ENCROACHMENTS ON WEST PROPERTY LINE.



F. NO. 0311-204
 M. ST. J.A.V.



REGISTERED LAND SURVEYORS
 11402 GRAYSON RD. SUITE 200, ST. LOUIS, MO 63126
 (314) 729-1000 PH. (314) 729-1044 FAX
 email: mmarter@martlersurveying.net

DEPUTY: C.S.
 CHECK BY: M.L.M.