

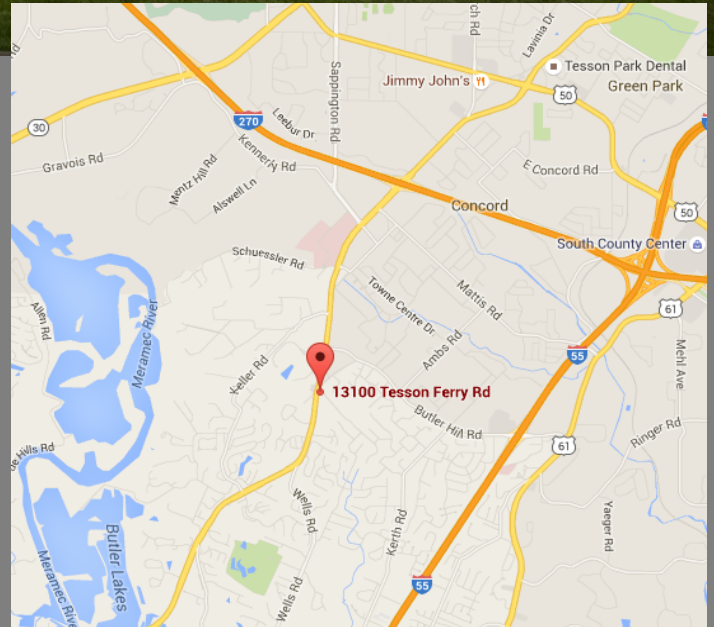
FOR SALE
OFFICE/RETAIL



13100 TESSON FERRY RD.
ST. LOUIS, MO 63128

- 2,539 SF Building on 0.48 Acres
- Zoned C2
- Located At The Corner of East Lane & Tesson Ferry Road.
- Great Signage & Great Exposure

Price: \$289,000.00



FOR MORE INFORMATION

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MISSOURI MINIMUM STANDARDS SURVEY

LEGAL DESCRIPTION AND TITLE COMMENT

PARCEL 1: A TRACT OF LAND IN U.S. NEARLY 7000' TOWNSHIP 43 NORTH, RANGE 4 EAST, ACCORDING AS SHOWN AT THE MOST EASTERN CORNER OF THE TRACT OF LAND OWNED BY BRUNNEN, BROTHMEYER AND WIFE TO ADJUTANT HANSEN AND WIFE, AS THIS CORNER AS BEING THE POINT OF BEGINNING OF THE TRACT OF LAND OWNED BY BRUNNEN, BROTHMEYER AND WIFE TO ADJUTANT HANSEN AND WIFE TO A POINT, THENCE SOUTH 45 DEGREES 30 MINUTES WEST 80 FEET TO A POINT, THENCE SOUTH 40 DEGREES 30 MINUTES WEST 80 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND OWNED BY BRUNNEN, BROTHMEYER AND WIFE TO ADJUTANT HANSEN AND WIFE BY THE AFORESAID DEED NORTH 45 DEGREES 30 MINUTES EAST 80 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A TRACT OF LAND IN U.S. NEARLY 7000' TOWNSHIP 43 NORTH, RANGE 4 EAST, ACCORDING AS SHOWN AT A POINT IN THE CENTER LINE OF SECTION 29, TO THE WEST CORNER OF THE EASTERN CORNER OF A TRACT OF LAND OWNED BY BRUNNEN, BROTHMEYER AND WIFE TO ADJUTANT HANSEN AND WIFE BY DEED RECORDS IN BOOK 200 PAGE 2043, AS THIS CORNER AS BEING THE POINT OF BEGINNING OF THE TRACT OF LAND OWNED BY BRUNNEN, BROTHMEYER AND WIFE TO ADJUTANT HANSEN AND WIFE TO A POINT, THENCE SOUTH 45 DEGREES 30 MINUTES WEST 80 FEET TO THE CENTER LINE OF SECTION 29, TO THE EAST CORNER OF THE TRACT OF LAND OWNED BY BRUNNEN, BROTHMEYER AND WIFE TO ADJUTANT HANSEN AND WIFE BY THE AFORESAID DEED NORTH 45 DEGREES 30 MINUTES EAST 80 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF SAID PROPERTY LIES WITHIN THE PUBLIC TESSON FERRY ROAD OR STATE HIGHWAY NO. 21.



#13096 TESSON FERRY
N/W
MUELLER, GLEN E & PATRICIA H/W
1664/7628
PARCEL# 30-14-0258

LEGEND

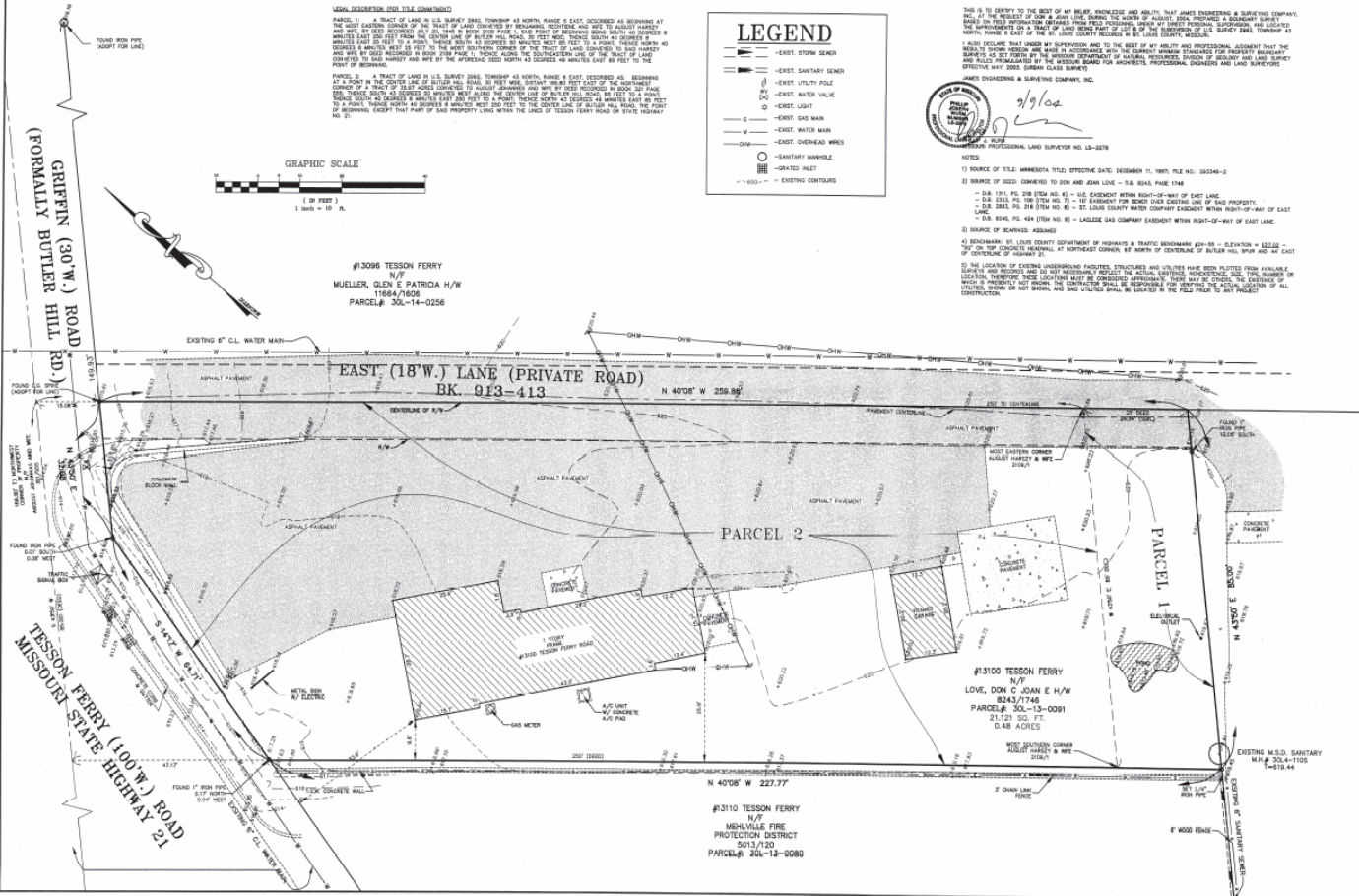
- - - EXIST. STORM SEWER
- - - EXIST. SANITARY SEWER
- - - EXIST. UTILITY POLE
- - - EXIST. WATER VALVE
- - - EXIST. LIGHT
- - - EXIST. GAS MAIN
- - - EXIST. WATER MAIN
- - - EXIST. OVERHEAD WIRES
- - SANITARY MANHOLE
- - GRADED VALET
- - - - - EXISTING CONTOURS

THIS IS TO CERTIFY TO THE BEST OF MY BELIEF, KNOWLEDGE AND ABILITY, THAT JAMES ENGINEERING & SURVEYING COMPANY, INC. AT THE REQUEST OF DON & JOAN LOVE, HAVING THE ABOVE SURVEY, BEEN PROVIDED A SUFFICIENT SURVEY INSTRUMENT AND THE INSTRUMENT BEING CORRECT, THE ABOVE SURVEY IS ACCURATE AND THE INSTRUMENT IS IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING AND IS VALID AND LEGAL AND THE ACCURACY OF THE SURVEY IS GUARANTEED TO THE EXTENT OF THE MISSOURI PROFESSIONAL LAND SURVEYOR NO. 43-0258.

JAMES ENGINEERING & SURVEYING COMPANY, INC.
7/9/02



- ### NOTES
- 1) SOURCE OF TITLE INFORMATION FILED: DECEMBER 11, 1991, FILE NO. 302346-2
 - 2) SOURCE OF DEED: COMMITTED TO DON AND JOAN LOVE - SA. DEED PAGE 1744
 - SA. 3321, PG. 108 (TOWN NO. 7) - 10' EASEMENT FROM ROAD-CORNER OF EAST LANE
 - SA. 3321, PG. 108 (TOWN NO. 7) - 10' EASEMENT FOR SEWER OVER EXISTING LINE OF SAID PROPERTY
 - SA. 2885, PG. 218 (TOWN NO. 8) - BE TESSON COUNTY WATER COMPANY (CORNER) WITHIN RIGHT-OF-WAY OF EAST LANE
 - SA. 8042, PG. 424 (TOWN NO. 8) - LOUISIANA GAS COMPANY (EASTERN) WITHIN RIGHT-OF-WAY OF EAST LANE
 - 3) SOURCE OF RECORDS: AS SHOWN
 - 4) DIMENSIONS SET FORTH (COUNTY DEPARTMENT OF HIGHWAYS & TRAFFIC ENGINEERING) FOR ROAD-OF-WAY OF EAST LANE: 10' ON TOP CORNERED REARWARD AT NORTHEAST CORNER OF SECTION 29, FROM THE POINT OF BEGINNING OF HIGHWAY 21.
 - 5) THE LOCATION OF EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYING AND RECORDS AND TO THE EXTENT POSSIBLE THE ACTUAL EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN VERIFIED BY VISUAL INSPECTION OF THE AREAS WHERE THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES ARE LOCATED. THE EXTENT OF THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN IS NOT GUARANTEED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES WHICH SHALL BE LOCATED IN THE FIELD PRIOR TO ANY PROJECT.



DON LOVE N.E. & S.W. 1664/7628 PARCEL# 30-14-0258	TOPOGRAPHIC SURVEY	JAMES ENGINEERING & SURVEYING CO., INC. ENGINEERS & SURVEYORS 1650 N. W. MISSOURI ST. LOUIS, MO 63103 PHONE: (314) 421-6100	1