

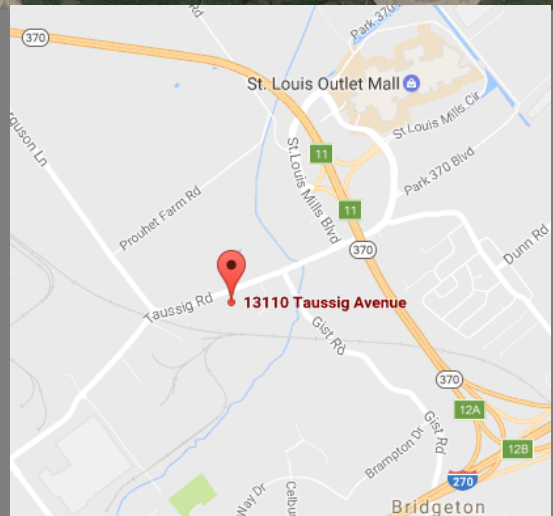
# FOR SALE CONTRACTOR'S YARD



## 13110 TAUSSIG AVE. BRIDGETON, MO 63044

- 4,000 SF building on 1.46 acres
- 4 Bays: 10 x10 overhead doors
- 1 acre paved and fenced
- 200 amp single-phase electric
- Above ground fuel connection system available
- 2016 Taxes: \$13,348

**REDUCED: ~~\$549,000~~ \$495,000**



### FOR MORE INFORMATION

**Steve Bahn**

Steve@bahnrealty.com

314.503.7601

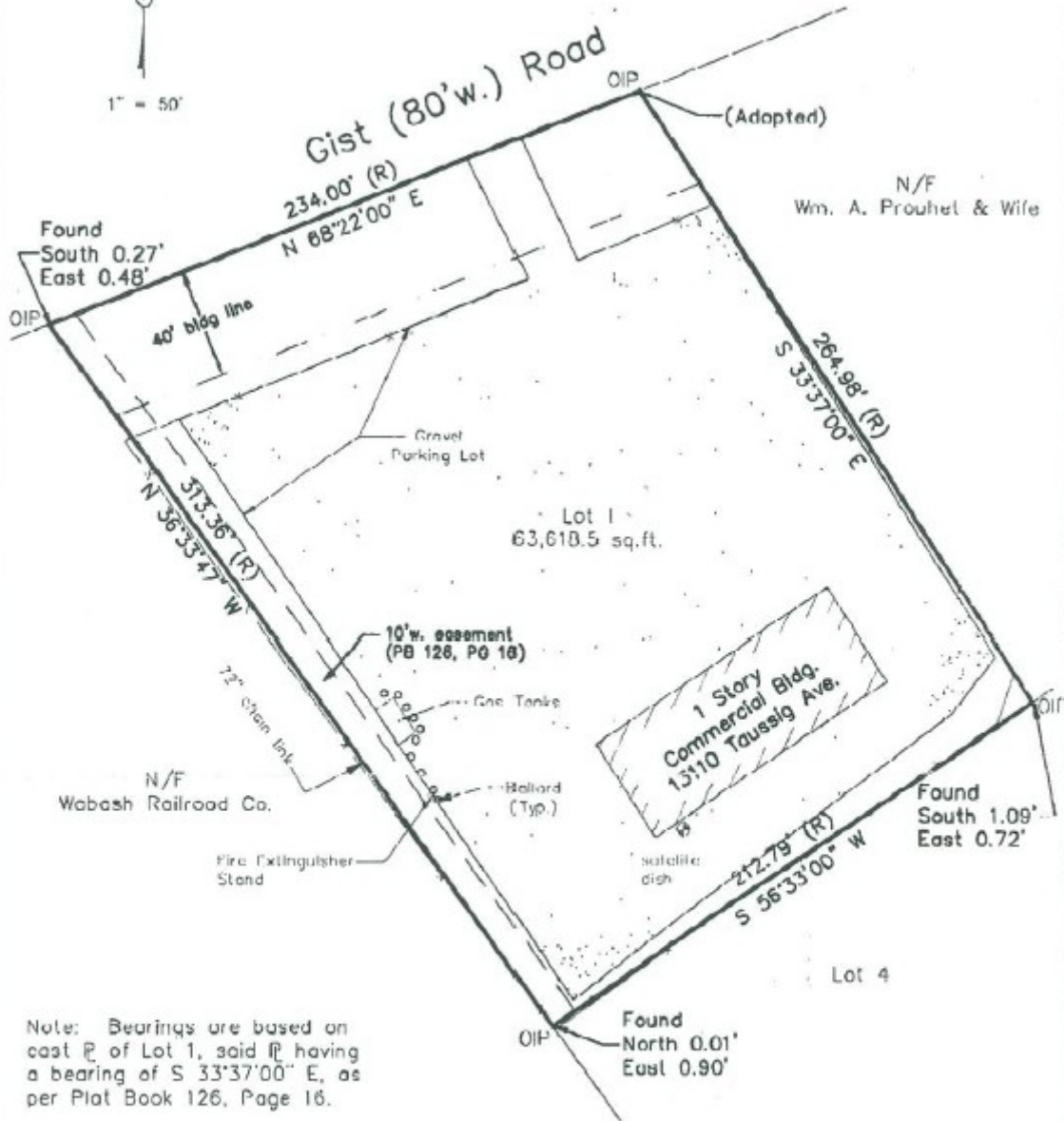
**Nick Bahn**

Nick@bahnrealty.com

314.322.2020

# BRIDGETON INDUSTRIAL PARK

LOT 1 OF THE  
ESTATE OF MARIA D. BONFILS  
U.S. SURVEY 2038 T.47N.,R.5E.  
BRIDGETON, MISSOURI



Note: Bearings are based on east  $\bar{r}$  of Lot 1, said  $\bar{r}$  having a bearing of S 33°37'00" E, as per Plat Book 126, Page 16.

This is to certify that at the request of the Magna Bank Authority, we have, in the month of July, 1996, made a survey of a tract of land being Lot 1 (a Class "C" Property) of Bridgeton Industrial Park, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 126 Page 16 of the St. Louis County Records, and the results are correctly shown hereon and was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.



7-29-96

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