

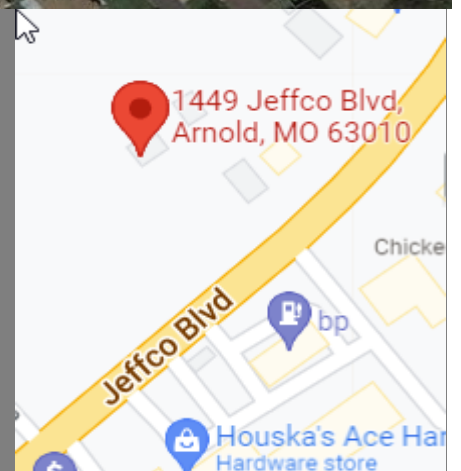
# FOR SALE

1449 Jeffco Blvd.  
Arnold, MO 63010

STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES



- 178 ft of frontage on Jeffco Blvd
- Zoned C1
- All utilities on site
- 3 homes on property
- Easy access to Hwy 55 and Hwy 141
- Down the street from KFC, Raising Canes, Walmart, Kohls, and Schnucks.



## FOR SALE: \$653,000.00

**FOR MORE INFORMATION**

**Stephen Bahn**  
Steve@bahnrealty.com  
314.503.7601

STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES

5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 [www.BahnRealty.com](http://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.



01-9-0-29-0-2-002-001.01  
 WALKMART/REAL EST  
 BUS TRUST 555  
 DOC#2008R-031281  
 2201 MICHIGAN AVE

01-9-0-29-0-3-002-005  
 N/F  
 BETTER HOMES 4U, LLC  
 DOC#2018R-001901  
 1449 JEFFCO BLVD.  
 AREA = 1.5Q AORES  
 (65,555 SQ.FT.)

01-9-0-29-0-3-002-002  
 N/F  
 ELKING & CO. CHANGES A  
 1443 JEFFCO BLVD.  
 DOC#2018R-008488

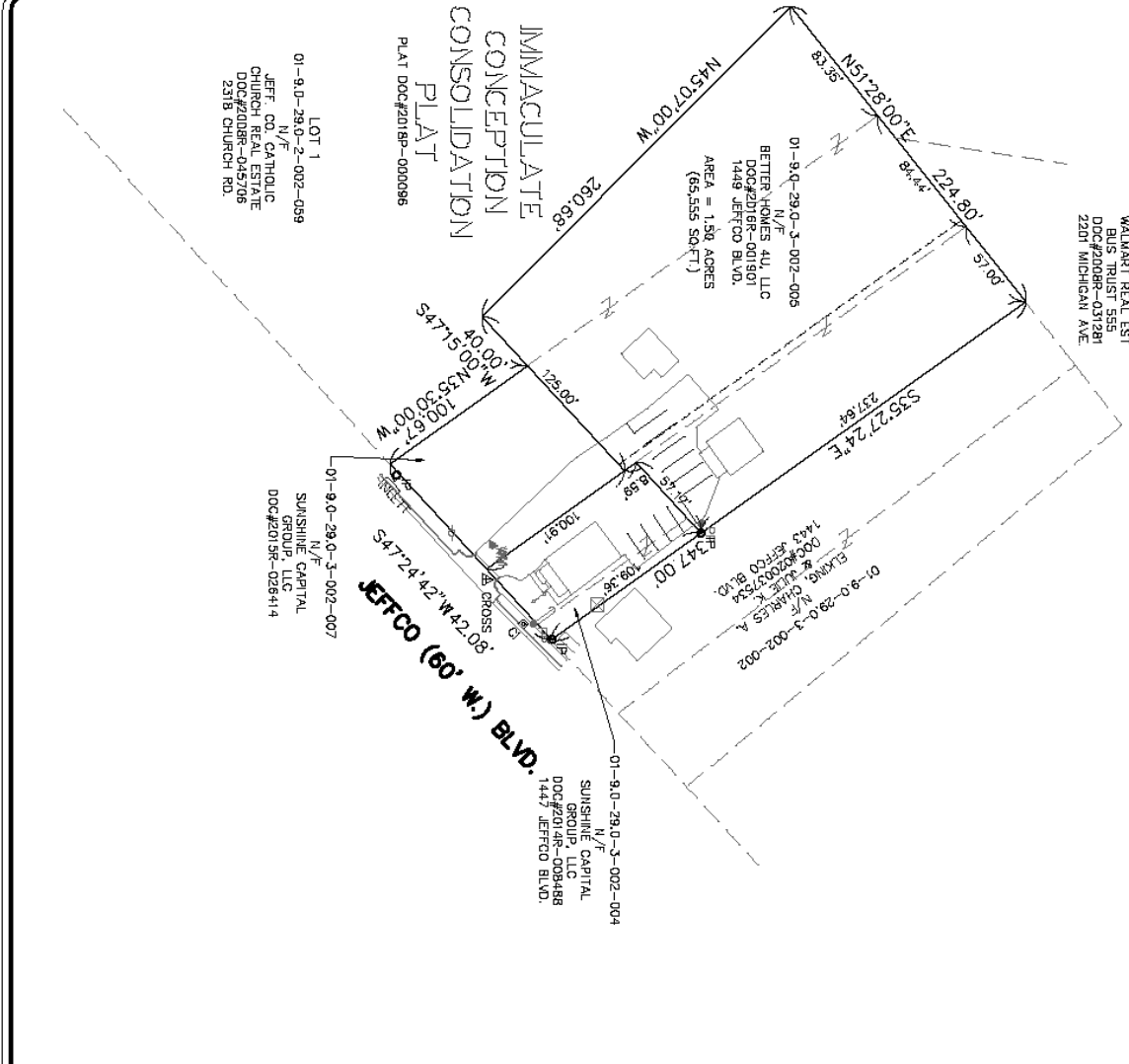
01-9-0-29-0-3-002-004  
 N/F  
 SUNSHINE CAPITAL  
 DOC#2018R-008488  
 1447 JEFFCO BLVD.

LOT 1  
 N/F  
 JEFF. CO. CAPITAL  
 DOC#2008R-0451768  
 2318 CHURCH RD.

01-9-0-29-0-3-002-007  
 N/F  
 SUNSHINE CAPITAL  
 DOC#2018R-026414

IMMACULATE  
 CONCEPTION  
 CONSOLIDATION  
 PLAT

PLAT DOC#2018P-000096

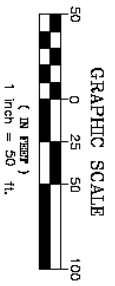


BOUNDARY SURVEY

LOT 25 OF U.S. SURVEY 2991, TOWNSHIP 42 & 43 NORTH, RANGE 5 & 6 EAST  
 JEFFERSON COUNTY, MISSOURI

LEGEND

- <sup>P</sup> DENOTES FOUND IRON ROD UNLESS NOTED OTHERWISE
- SET SET 5/8" IRON ROD WITH CAP
- ⊙ DENOTES FOUND CROSS UNLESS NOTED OTHERWISE
- △ CROSS



**Surveyor's Notes**  
 1. This Property Boundary Survey was prepared without the benefit of a title report, easements that may be indicated in the Schedule B II section of the report have not been shown.

3. Source of Record Title: 01-9-0-29-0-3-002-005: All that part of Lot No. 25, A Thirty-seven hundredth (0.37) of an acre, also, forty-nine hundredths (0.49) of an acre, all being part of a larger tract of 3.55 acres in Lot 25 of U.S. Survey No. 2991, Township 42 and 43 North, Range 5 and 6 East, Jefferson County, Missouri, conveyed to Better Homes 4U, LLC by a Deed recorded in Doc#2018R-001901 of the Jefferson County Recorder's Office.

4. Source of Record Title: 01-9-0-29-0-3-002-007: A parcel of land fronting 85 feet on State Highway No. 61 and extending back 100 feet, being part of a larger tract of 3.55 acres in Lot 25 of U.S. Survey No. 2991, Township 42 and 43 North, Range 5 and 6 East, Jefferson County, Missouri, conveyed to Sunshine Capital Group, LLC by a Deed recorded in Doc#2018R-008488 of the Jefferson County Recorder's Office.

5. Source of Record Title: 01-9-0-29-0-3-002-004: All that part of Lot No. 25 of U.S. Survey No. 2991, Township 42 and 43 North, Range 5 and 6 East, Jefferson County, Missouri, conveyed to Sunshine Capital Group, LLC by a Deed recorded in Doc#2018R-008488 of the Jefferson County Recorder's Office.

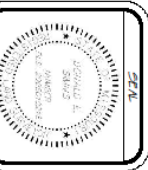
**Surveyor's Certificate**  
 This is to certify that we have during the month of November, 2021, at the request of Scott Verone, performed an Urban Property Boundary Survey of tracts of land in Lot 25 of U. S. Survey No. 2991, Township 42 and 43 North, Ranges 5 and 6 East, Jefferson County, Missouri, as shown hereon. The results of said survey are to the best of our knowledge and belief of correctly represented on the plat hereon as shown and recorded with the Missouri Department of Agriculture, Division of Land Survey, as required by the Missouri Department of Agriculture, Division of Land Survey, as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this 8th day of November, 2021.  
 DES Land Surveying, LLC  
 LS#2012000030  
 2612 Cynthia Ct.  
 Farmington, Mo. 63640  
 (636) 208-8511

BOUNDARY SURVEY  
 1447-1451 JEFFCO BLVD

NO.	DATE	REVISIONS DESCRIPTION	DRAWN	CMD

PREPARED FOR:  
 Scott Verone



DES Land Surveying, LLC  
 LS#2012000030  
 2612 Cynthia Ct.  
 Farmington, Mo. 63640  
 Cell: (636) 208-8511  
 dco\_landy@descc.com

DRAWN BY: DES  
 CHECKED BY: DES  
 FN# 2021208  
 11/09/2021  
 B-1

UNDERGROUND UTILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS AND FIELD SURVEY THEREFORE THEIR LOCATIONS MUST BE CONSIDERED AS POSSIBLE HAZARDS. IT IS THE SURVEYOR'S DUTY TO ADVISE THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.