

FOR SALE

COMMERCIAL BUILDING LOT OPPORTUNITY

4420 MERAMEC BOTTOM RD.



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ST. LOUIS, MO 63129

- Approx. 0.62 acres
- Zoned C-8
- Located directly East of I-55 on Meramec Bottom Rd, next to the new Quick Trip
- Site plan available
- Lot will support up to 6,000 SF of office or retail

CONTACT

Steve Bahn

Steve@bahnrealty.com

314.503.7601

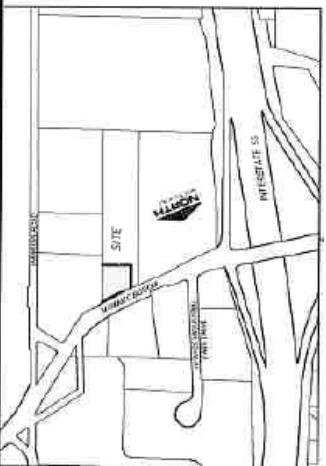
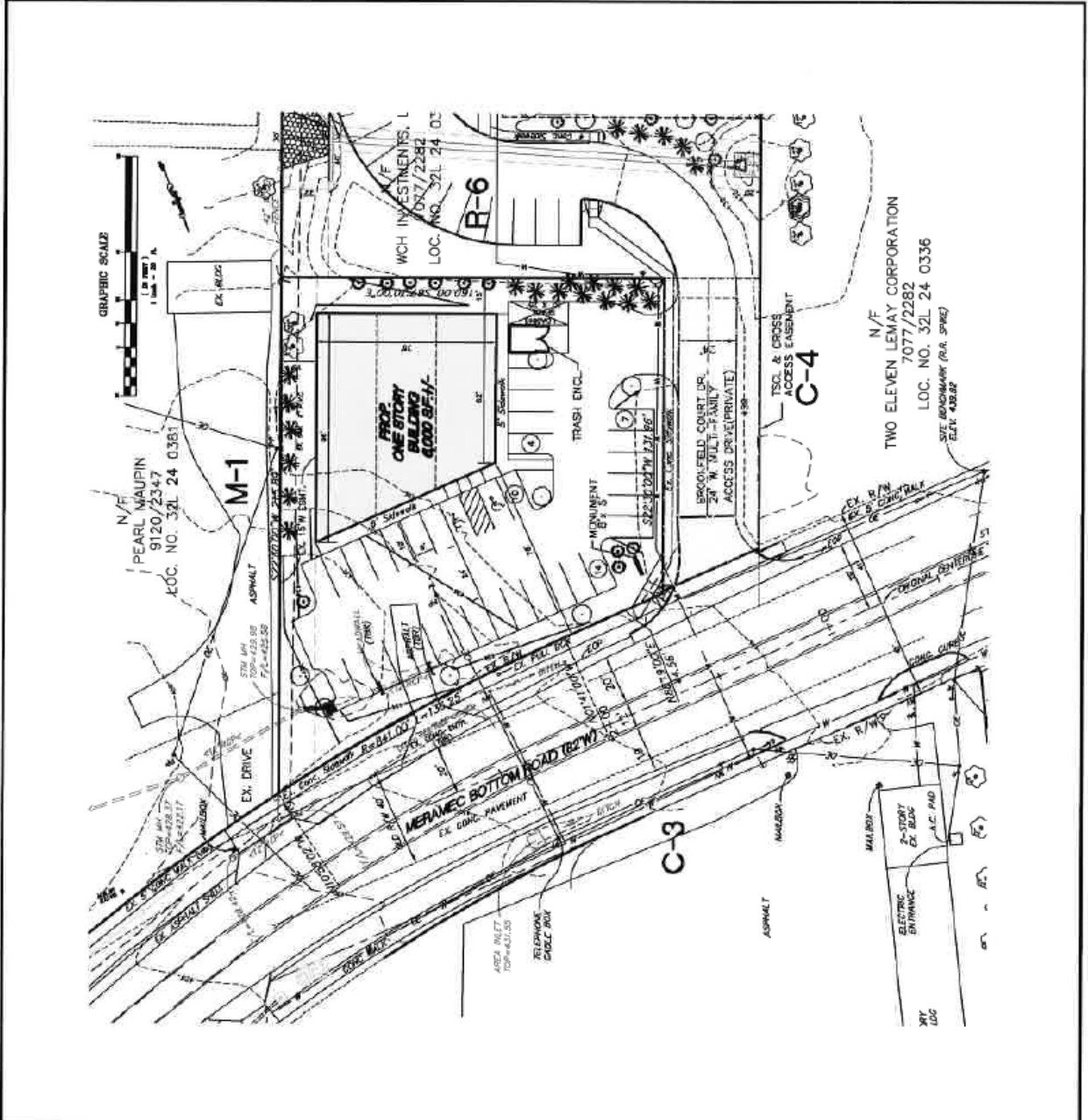
FOR SALE: \$375,000 / \$13.88 PSF



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.





- GENERAL NOTES:**
1. AREA OF TRACT: 0.827 ACRES
 2. EXISTING ZONING: M-1
 3. EXISTING USE: VACANT
 4. PROPOSED ZONING: OFFICE/RETAIL
 5. PROPOSED USE: OFFICE/RETAIL
 6. PARKING CALCULATIONS:
 PROPOSED PARKING SPACES/1,000 S.F. = 5.66 SPACES
 4,300 S.F. @ 5.00 SPACES/1,000 S.F. = 21.3 SPACES
 TOTAL PARKING REQUIRED = 27.16 SPACES
 7. PARKING PROVIDED = 35 SPACES
 8. ALL IMPROVEMENTS PER ST. LOUIS COUNTY & USDO STANDARDS
 9. STORM WATER SHALL BE DISCHARGED AT AN APPROPRIATE NATURAL DISCHARGE P.
 10. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE
 11. A LAND DISTURBANCE PERMIT MAY BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT EXCEED 3:1 UNLESS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 12. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

PREPARED FOR:
 WHALEN CUSTOM HOMES
 534 INVERARRY CT.
 EUREKA, MO 63025
 314-575-7645