

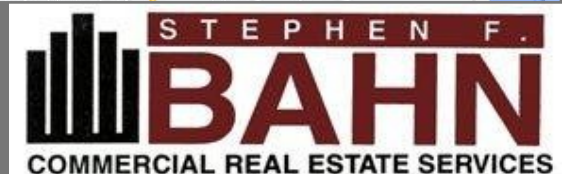
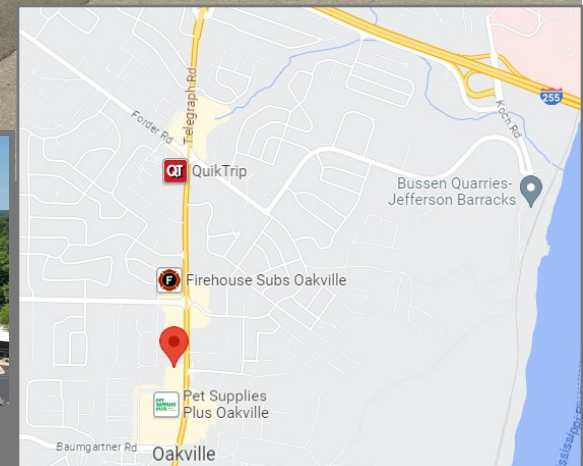


FOR SALE

5439 TELEGRAPH RD. 63129

FOR MORE INFORMATION

Nick Bahn | Nick@bahnrealty.com | 314.322.2020



5439 TELEGRAPH RD.

PROPERTY FEATURES

- 3,944 SF car wash
- 77 acres of land
- Located in the heart of Oakville's bustling retail trade area
- 40,000 VPD off Telegraph
- Rare available land play
- Property Tax: \$12,139





OAKVILLE CAR WASH
A TRACT OF LAND BEING LOT 4 OF
WINHEIM ACRES IN SECTION 12
T.43N.R.6E. ST. LOUIS CO., MO.

DOCUMENT \$ 75⁰⁰
STATE USER \$ 4⁰⁰
FAHF FUND \$ 3⁰⁰
TOTAL \$ 82⁰⁰

C. G. J. BRANNON, INC.

STATE OF MISSOURI
COUNTY OF ST. LOUIS

On this 16th day of April, 1994, before me personally appeared Wally Babemont, Jr., a known male, who, being by me duly sworn, did say that he is the President of C & S Shumme, Inc., a corporation of the State of Minnesota and is the affiant to the foregoing instrument, is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Wally Babemont acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year my Commission expires.

Jeanne H. Bales
JOINT PUBLIC
Pamela A. Reed
PLEASE PRINT NAME

This plan was approved by the St. Louis County Planning Commission (in accordance with the provisions of Section 202.045 of the S.L.C.S. This plan shall be deemed to be in compliance with Ordinance 46562 approved by the St. Louis County Council on April 1, 1976.

Joseph A. Cavitt by John M. Zwick
JOSEPH A. CAVITT
DIRECTOR OF PLANNING

10748

A tract of land located in Section 32, Township 43 North, Range 6 East, 24
 Louis County, Missouri; being a portion of the 4 of MINNESOTA ACRES as filed in
 public record in Plat Book 55 on Page 59 of the St. Louis County land Record
 and being more particularly described as follows:

beginning at the Southwest corner of said Lot 8, also being the Northwest corner of Swatara Centre Boundary Adjustment Plat as filed for public record in the Office of the Register of Deeds for the County of York, Pennsylvania, and of said Lot 6 North 20 degrees 49 minutes East for a distance of 100.00 feet to the Northeast corner thereof; thence along the North line of said Lot 6 North 70 degrees 15 minutes West for a distance of 100.00 feet to the intersection with the Waters right-of-way of Telegraph Road as indicated on the map of said lot 6 North 70 degrees 15 minutes West as required by the State of Missouri so located in Book 7378 on page 5428 and therefrom South 70 degrees 15 minutes West for a distance of 100.00 feet to a point; thence North 60 degrees 12 minutes West for a distance of 22.57 feet to a pile on the ground; thence following said line of said lot 6 North 60 degrees 12 minutes West for a distance of 100.00 feet to the intersection with the right-of-way of said lot 6 North 60 degrees 12 minutes West for a distance of 100.00 feet to the North line of Swatara Centre North 20 degrees 49 minutes East for a distance of 100.00 feet to the Southeast corner of said Lot 8.

The above described tract of land contains 2.71 acres more or less

CRITICAL NOTES










- [illegible]

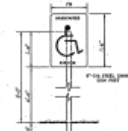
BOOK 326 PAGE 144
FILED FOR RECORD
APR 27 1946
AM 9:50 Clock P.M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.

613

CHESTNUT MEADOW PLAT 2
P.B. 165, Pg. 62

LANDSCAPE LEGEND

- | | | |
|---|---|--------|
|  | 11 White Pine | 0" |
|  | 3 Red Maple | 2" |
|  | 6 Cleveland Select Pear | 1 1/2" |
|  | 6 Honeylocust | 2" |
|  | 1 Summit Ash | 2" |
|  | 7 Goldfinch | 18-24" |
|  | 5 Seagreen Juniper | 18-24" |
|  | 9 Redwing Dogwood
2 cu. yds. Bark Mulch
60 sq.yds. Sodded Lawn
875 sq.yds. Seeded Lawn | 2-5" |
|  | 8 Mound "Little Princess" Spirea 24" | |



-REMOVE THE 100-100 UNARMED BOMB.
 (SEE STATE AT BUREAU ESTABLISHED).
 (SEE STATE AT BUREAU ESTABLISHED).
 -REMOVE THE 100-100 UNARMED BOMB.
 (SEE STATE AT BUREAU ESTABLISHED).
 (SEE STATE AT BUREAU ESTABLISHED).

ST. CHARLES SPRINGFIELD AND HARVEY
800 SOUTH 9TH STREET
SPRINGFIELD, ILLINOIS 62761

This is to certify that on the

C. Hugh and Associates dated and returned on Postal Bond.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

1998

1990

APPROVED SITE DEVELOPMENT PLAN
☐ CONCEPT ☐ SECTION ☐ LANDSCAPE
 BY: LOUIS COUNTY PLANNING COMMISSION
 DATE: 4/14/88 Draftsman: Douglas Morgan
 P. O. 92-93 C. J. Slattery, Inc.
 MAP NO. 314 ZONING: Amended C

ANSWERED

q." OUT ON CONCRETE BASE OF FLAGPOLE AT LEVY 3

Revised 3-27-99, 4-1-99, 4-7-99
S C ST. CHARLES ENGINEERING & SURVEYING
 881 South Fifth Street, Suite 202
 St. Charles, Missouri 63304

PREPARED FOR
C & J SHANNON, INC.
256 HIGHLAND VILLAGE DR.
VALLEY PARK, MO. 63088
(314) 861-2009

Revised 3-27-99, 4-1-99, 4-7-99
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Order No.
Date