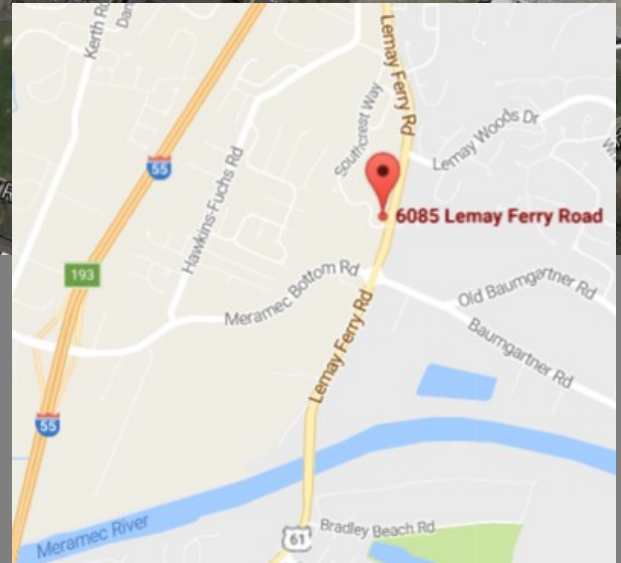
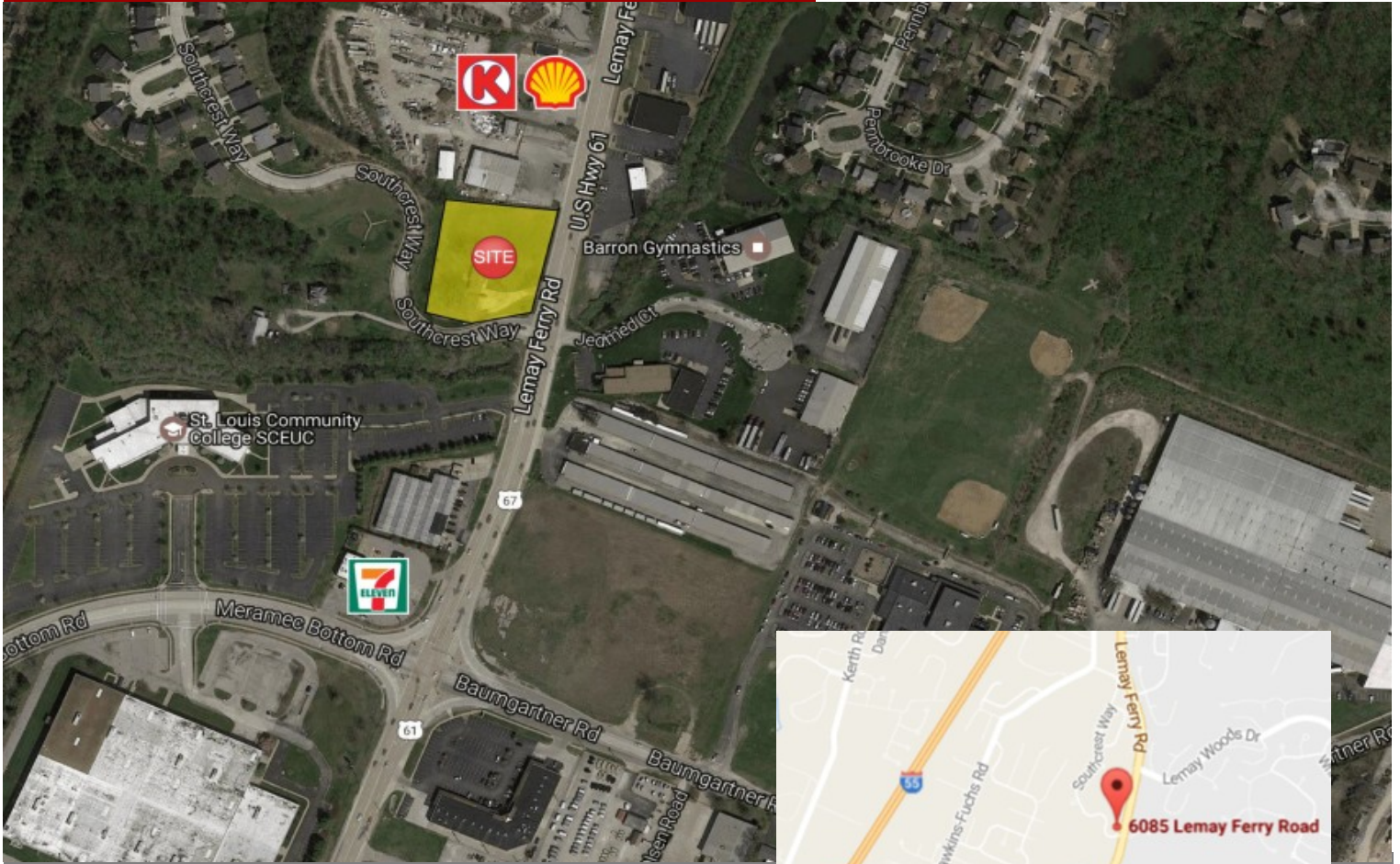


FOR SALE

1.22 ACRES

6085 LEMAY FERRY RD.



6085 LEMAY FERRY RD.

ST. LOUIS, MO 63129

- 1.22 Acres
- Zoned C8 with all permitted C2 uses
- 190 Ft frontage on Lemay Ferry Rd.
- All utilities available
- Site is level

FOR SALE: \$375,000.00

FOR MORE INFORMATION

Steve Bahn

Steve@bahnrealty.com
314.503.7601

Nick Bahn

Nick@bahnrealty.com
314.322.2020



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.





LEGEND

EXISTING TOPOGRAPHIC

CONTOUR
 GRAVE / CURB / FRET
 LIGHT STRIPES
 BLOCK BUT
 SET BACK
 WATER VALVE
 GAS METER
 FIRE HYDRANT
 SET BACK
 CONCRETE FLOORING
 CONCRETE FLOORING

LEGEND

NEW IMPROVEMENTS

SEWER
 SPOT ELEVATION
 STORM SEWER
 MANHOLE
 CURB / FRET
 GRAVE / FRET
 LIGHT STRIPES
 BLOCK BUT
 SET BACK
 WATER VALVE
 GAS METER
 FIRE HYDRANT
 SET BACK
 CONCRETE FLOORING
 CONCRETE FLOORING

LOCATION MAP

PROJECT LOCATION
 ADDRESS: 6085 LEMAY FERRY RD
 ST. LOUIS, MISSOURI 63129
 MANHOLE NO'S: 254 - 25

PERTINENT INFORMATION:

1. ZONING DISTRICT: M1, R3
2. ELECTRIC: M1, R3
3. WATER: M1, R3
4. FLOODING: M1, R3
5. FIRE PROTECTION: M1, R3
6. AIR POLLUTION: M1, R3
7. PUBLIC UTILITIES: M1, R3

Engineer's Certification:

I, the undersigned, being a duly licensed Professional Engineer in the State of Missouri, do hereby certify that the above is a true and correct copy of the original as shown to me, and that the same conforms to the requirements of the Missouri Statutes relating to the practice of the profession of Engineering.

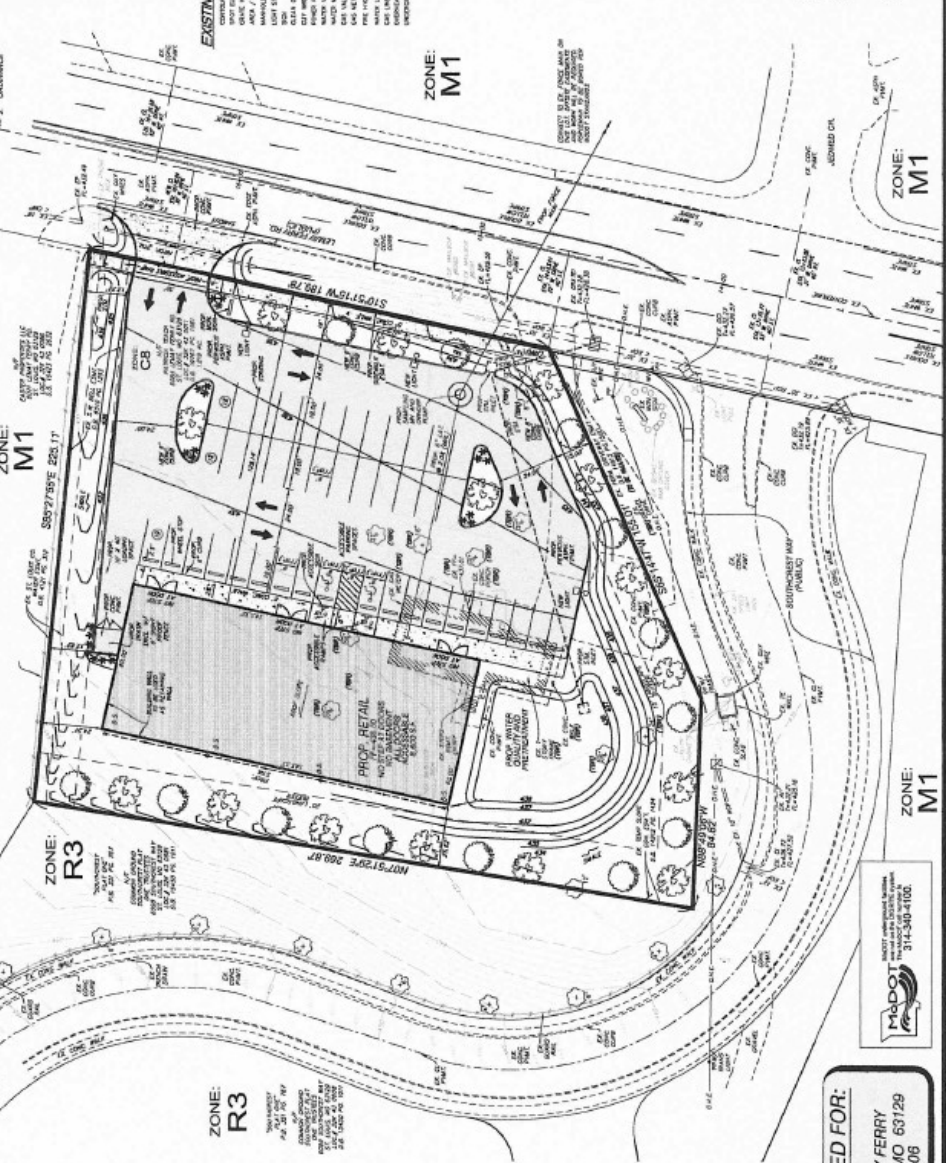
Bob Sack
 Professional Engineer, No. 254
 St. Louis, Missouri

Date: 6/10/14

SACK'S BROTHERS

A TRACT OF LAND IN U.S. SURVEY 403, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN



FLOODMAP

THE LOCAL GOVERNMENT HAS REVIEWED THIS FLOODMAP AND HAS DETERMINED THAT THE FLOODING IS NOT A HAZARD TO THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY.

BENCHMARK

THE LOCAL GOVERNMENT HAS REVIEWED THIS BENCHMARK AND HAS DETERMINED THAT THE BENCHMARK IS NOT A HAZARD TO THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY.

PREPARED FOR:

BOB SACK
 6240 LEMAY FERRY
 ST. LOUIS, MO 63129
 (314) 894-7808



DATE	DESCRIPTION

DOERING ENGINEERING INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING

Seal

MISSOURI REGISTERED PROFESSIONAL ENGINEER
 NO. 254
 STATE OF MISSOURI
 EXPIRES 12/31/14

SACK'S BROTHERS
 SITE DEVELOPMENT PLAN
 ST. LOUIS, MO 63129
 6085 LEMAY FERRY RD.

DATE	DESCRIPTION