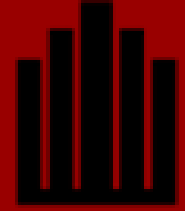


4236 CYPRESS ROAD

ST. ANN, MO 63074
FOR SALE: \$449,000



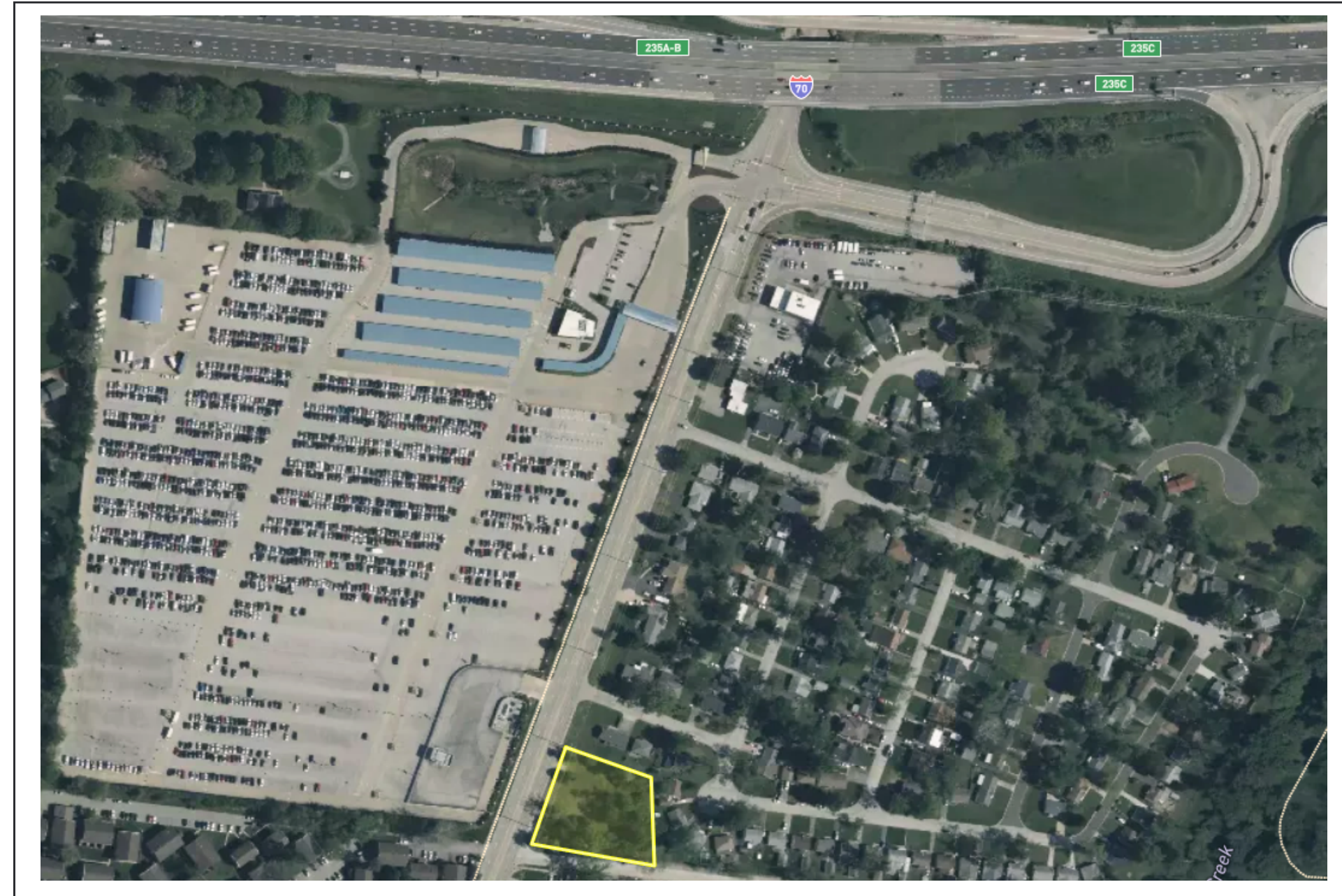
STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES

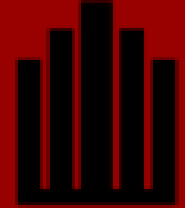


4236 Cypress Road · St. Louis MO · 63074

PROPERTY HIGHLIGHTS

- 0.97-acre corner lot
- More than 200' of frontage on Cypress Rd
- Directly across the street from the Super Park parking lot, and located in between the Dollar Rent-A-Car & Thrifty Car Rental businesses
- Proximity to St. Louis Lambert Airport, Highway 70, & St. Charles Rock Road
- Zoned Residential with ability to be rezoned for Commercial Use
- 2024 Property Taxes: \$476.88
- All Utilities to site





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EX. INLET (T.B.A.&F.) 12M2-008D

EX. W.V. (A.T.G.)

EX. 1100mm TREE (T.B.R.)

EX. 203.2mm SAN. PIPE (T.B.R.) (U.I.P.)

EX. ASP. PAVEMENT (T.B.R.)

PT STA 0+699.586

STA 0+699.531 9.300m RT.

EX. 350mm TREE (T.B.R.)

150mm INTEGRAL CONCRETE CURB

66.166m (217.08') N 20°46'59" E

NEW R/W

304.8m

EX. P.P. (B.R.&R.B.O.)

EX. SIGN (T.B.R.)

EX. 75mm ROLLED CURB (U.I.P.)

STA 0+024.580 SAWCUT MATCH EXISTING

EX. R/W

CONCRETE (T.B.R.)

CONCRETE (U.I.P.)

10' W. ESMT. TO ST. LOUIS COUNTY PB 43 PG 12

R = 2411.400m (7911.42')

L = 4.358m (14.30')

CL = 4.358m (14.30')

CB = N. 20°50'05" E

4.944m (16.22')

3.754m (3.75') N 05°11'25" W

5.250m (17.22') S 19°53'13" E

8.540m (28.02') S 05°11'25" E

1.500m CONC. S.W.

CONST. LIMITS

PROPOSED EDGEDRAIN

43.640m (143.17') N 20°48'59" E

LOT 12

BLOCK 2

CYPRESS GARDENS PLAT 2

PB 43 PG 12

EX. TREE (T.B.R.)

EX. SIGN (T.B.R.)

PROPOSED UNDERDRAIN

EX. 450mm TREE (T.B.R.)

EX. 200mm TREE (T.B.R.)

EX. FENCE (T.B.R.)

EX. -3.4% PROP. -7.8% 4.540m WIDE

EX. TREE MASS (T.B.R. TO CONST. LIMITS)

57.326m (188.08') N 20°46'59" E

57.271m (187.90') N 20°46'59" E

CITY OF BRIDGETON

CITY OF ST. ANN

P.S.S.U.E. #10

31

N/F

BILLY D. EDWARDS & MARY M. EDWARDS DB 8866 PG 2125 4236 CYPRESS

NEW R/W 83.4 Sq. M. (898 Sq. FL)

P.S.S.U.E. 124.9 Sq. M. (1344 Sq. FL)

T.S.C.L. 383.5 Sq. M. (4128 Sq. FL)

REMAIN. AREA 3818.6 Sq. M. (41103 Sq. FL)

43,560

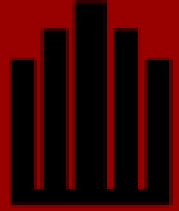
LOT 11

MISSOURI LAND SURVEYOR W. W. BERTSCH NO. 2187

2-18-00

Missouri LS-2187

At locations where existing storm sewer shall be both sides of proposed storm sewer



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LOCATION



Brian McCune

Office: 314.849.5858

Cell: 314.276.5493

Brian@bahnrealty.com