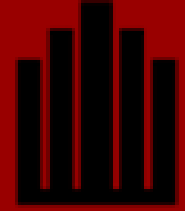


4236 CYPRESS ROAD

ST. ANN, MO 63074
FOR SALE: \$499,000



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



EX. INLET (T.B.A.&F.) 12M2-0080

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

304.8mm

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

S 82°09'07" E

CONCRETE (T.B.R.)

CONCRETE (U.I.P.)

EX. R/W

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

LOT 12

BLOCK 2

CYPRESS GARDENS PLAT 2

PB 43 PG 12

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

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

PROPOSED UNDERDRAIN

250mm CONCRETE 100mm TY 5 AGG.

EX. FENCE (T.B.R.)

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

CITY OF BRIDGETON

CITY OF ST. ANN

P.S.S.W. #10

REE MASS (T.B.R. TO ST. LIMITS)

N/F

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

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

P.S.S.W. 124.9 Sq. M. (1344 Sq. Ft.)

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

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

LOT 11

MISSOURI LAND SURVEYOR

2-18-00

Missouri LS-2187

At locations where existing storm sewer shall be located, existing storm sewer shall be located on both sides of proposed storm sewer.



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LOCATION



Brian McCune

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Cell: 314.276.5493

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