



**ADDRESS, LOCATION AND MUNICIPALITY:** 750 S. New Florissant Road, Florissant, MO 63031

**DIRECTIONS:** From I-270, take Exit 27 (New Florissant Road). Travel north on New Florissant Road 0.6 miles and Subject Property will be on the right at the Derhake Road intersection. If you reach Valley Drive, you have gone too far.

**LOT DIMENSIONS AND LAND AREA:** 1.30 acres (56,628 SF)\*

**BUILDING DESCRIPTION:**

Type:	Two unit retail building	Lighting:	Drop-down fluorescent
Built:	1955*	HVAC:	Central air / hot water heat
Construction:	Brick/concrete block	Plumbing:	(2) two fixture rest rooms
Bldg. Sq. Ft.:	16,820	Electrical:	3 panel, 3 phase, 240 V, 200 amp, 850 amp
Available Sq. Ft.:	13,929	Sprinkler:	3 head system in utility area of basement
Roof:	Flat foam	Docks:	(1) loading platform with 3'10" high adjustable plate
Ceiling Ht:	14'	Basement:	Partial basement
Floors:	Tile and concrete	Parking:	65 spaces; 3.864 / 1,000 SF ratio
Windows:	Single pane metal framed		

**UTILITIES:**

Subject property is served by the following utilities:

Gas: Laclede Gas Company  
Electric: Ameren UE  
Water: Missouri American Water  
Sewer: Metropolitan St. Louis Sewer District

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

**ASSESSED VALUE AND TAXES FOR YEAR 2007\*:**

Locator No.	ASSESSED VALUE			Taxes*	Tax Rate
	Land	Improvements	Total		
09J-51-0541	\$75,390	\$99,970	\$175,360	10.192%	\$17,873.75

\* According to St. Louis County Assessor's Office

**ZONING AND PERMITTED USES:** Subject Property is zoned B-3, Extensive Commercial District by the City of Florissant. Following is a partial list of the permitted uses allowed: adult day health care; **apparel and accessory shop**; appliance store, repair and service; art gallery; artist studio/work area; **bakery**; bank; business and professional offices and office buildings; **cocktail lounge**; custom-made product sales; dance teacher studio/work area; dental office/clinic; **department store**; electronics store and service; general merchandise store; **grocery store**; **hardware store**; **hobby supply store**; laundry and dry cleaning collection and distribution; martial arts studio; medical office/clinic; mortuary; paint store; **pawnshops**, provided that the licensing requirements of the City are met; printing shop; **produce store**; **sporting goods store**; toy store, and video store. The following uses will require a Special Use Permit from the City of Florissant: automotive body shops; automotive service garages; billiard parlors; bowling alleys; car detailing shops; car leasing businesses; car sales (new and used) area including trailer sales; equipment rental—home and general; fitness centers, over 2,000 SF; home improvement stores; movie theaters; penny arcade establishment or amusement center; private clubs and lodges; restaurants; **sport recreation centers**; and universities and colleges.

**FLOOD PLAIN:** According to FEMA maps 29189C0064J dated 8/23/2000 and 2903850015A dated 3/15/1993 provided by FloodSource Corporation and printed from [www.interflood.com](http://www.interflood.com), all or part of subject property is located in Zone X. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

**BUSINESS LICENSE AND OCCUPANCY PERMIT:** The City of Florissant requires a Business Permit and an Occupancy Permit.

**DEMOGRAPHICS:** (Obtained from STDB OnLine and ERSI)

	One Mile	Three Miles	Five Miles
Population	15,498	101,267	224,608
Average Household Income	\$60,637	\$65,998	\$64,633

**AVAILABLE DOCUMENTS:** Blueprints, flood map by InterFlood, complete demographics, zoning verification letter from the City of Florissant dated 7/7/08 are available at the listing office.

**REMARKS:** A veterinary clinic occupies approximately 1,063 SF of the building. The loading platform serves the available space.

**PRICE:** \$7.00/SF NNN; Triple Net charges are estimated to be \$1.86/SF (2007 Taxes: \$1.07/SF; Insurance: \$0.79/SF; C.A.M: \$0.50/SF)

Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. FLORISSANT750S.BACK/110708