

LAND FOR SALE

# 1617 S Florissant Rd

1617 S FLORISSANT RD, SAINT LOUIS, MO 63121



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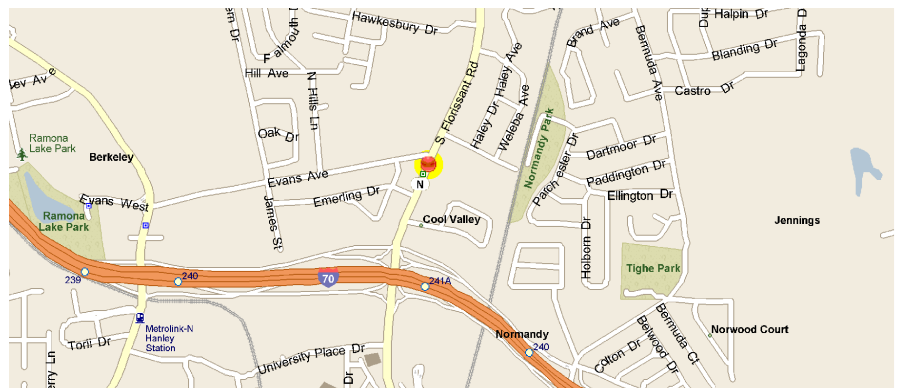
LAND FOR SALE  
 1617 S FLORISSANT RD, SAINT LOUIS, MO 63121

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$398,000
Lot Size:	0.52 Acres
Zoning:	96D
Municipality:	Saint Louis County
Submarket:	North County
Traffic Count:	126,100
Price / SF:	\$17.57



### PROPERTY OVERVIEW

Take advantage of this half-acre redevelopment opportunity on S. Florissant Rd., less than 1/2 mile north of I-70. This site is positioned within multiple densely populated neighborhoods and is also located near the University of Missouri - St. Louis and Vatterott College. The site, formerly an auto repair shop, offers heavily trafficked roads and neighboring businesses such as Walgreens, Schnucks Grocery Store, McDonald's, and Sonic.

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## PROPERTY DETAILS

### SALE PRICE

**\$398,000**

#### LOCATION INFORMATION

Building Name	1617 S Florissant Rd
Street Address	1617 S Florissant Rd
City, State, Zip	Saint Louis, MO 63121
County/Township	Saint Louis/Cool Valley
Municipality	Saint Louis County
Submarket	North County
Road Type	Paved
Nearest Highway	I-70
Nearest Airport	Lambert International Airport

#### LAND

Number Of Lots	1
Irrigation	No
Water	No
Telephone	No
Cable	No
Sewer	No

#### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	96D
Lot Size	0.52 Acres
APN#	13H410382
Lot Depth	110
Corner Property	no
Traffic Count	126,100
Traffic Count Street	I-70

#### PARKING & TRANSPORTATION

Street Parking	No
Rail Access	N/A

#### OPERATING EXPENSES

Taxes	\$5,165.40
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