

Client Detail with Addl Pics Report

Listings as of 01/27/10 at 9:20pm

Active 08/31/09	Listing # 90046348 County: Jefferson	6595 Mall Dr Cedar Hill, MO 63016 Cross St: Industrial	Listing Price: \$224,900 Map: J15, 19
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Prop Type	Commercial & Indr.	Prop Subtype(s)	Commercial Indr.
Area	Northwest	Subdivision/	None
Age	Unknown	Price/Sq Ft	\$
Tax ID	06-7.0-26.0-1-001-002	Lot Sq Ft (approx)	15159
CDOM	322	Lot Acres (approx)	0.348



Directions Hwy 270, Take Hwy 30 West to Right on Industrial Drive to property on corner of Industrial and Mall Drive
Marketing Remark Commercial building with great location, currently being used as a florist.possible uses could be, deli, bakery, day care, retail shop. Easy access to Hwy 30, can be seen from Hwy 30. Road frontage on two side of the building. Fixtures and current florist business could be purchased for an additional \$25,000.00

Lic. Asst'g Seller	Sellers Agent		
General Information		Zoning	Commercial
Business Name	Flowers by Jan	# of Buildings	1
Property Type	Commercial, Office, Retail	Building Type	1 Story, Restaurant, Store Front, Office Building
# of Stories	1	Potential Use	Food/Bev/Restaurant, Food Store, Office Showroom, Professional Service, Retail Operation
Current Use	Retail	Sale Includes	Building & Land, Building Only
Location	Corner Location, Retail Center	Land Info	Included
Parking Description	Parking Lot	Construction	Other Construction
Road Access	City Street, State Highway	Exterior	Brick
Interior Walls	Combo, Concrete/Block, Drywall	Lease Terms	None
Roof	Flat, Other Roof Type	Conditions	Unknown
Disclosures	No Other Known Restr, Occupancy Perm Req	Electric Service	220 V
Utilities Available	Electric, Water, Sewer, Telephone	Cooling	Central Electric
Building Heat	Forced Air	Building Fuel	Electric
Ownership	Privately owned	Sewer Main	4" Sewer Main
Sewer	Public	Taxes Paid	\$2434.00
Water	Public	Offering	Sale
Tax Year	7	Possession	At Closing, Negotiable
Terms	Cash, Conventional		

Presented By:	Rick Bauer	Father Time Auctions
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