



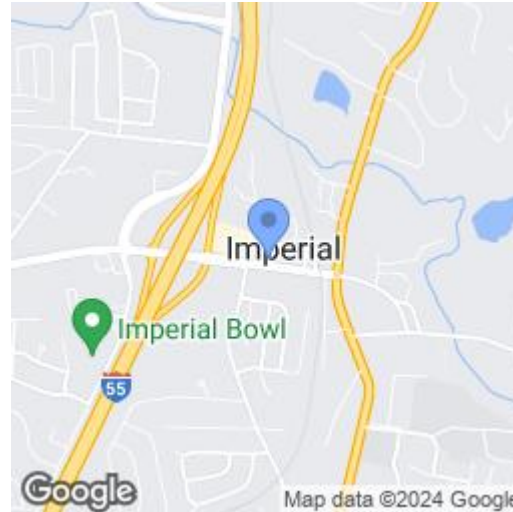
Susan Wright
 Wright Living Real Estate, LLC
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 314-540-9222
 "We Make It Happen"

Commercial & Indr. Detail

1035 Main St, Imperial 63052-2320

MLS#: **24009352** Status: **Active**
 County: **Jefferson** Muni/Twp: **Unincorporated**
 Area: **Windsor** SubD: **White E J**

L Price: **\$350,000**
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 L Date: **02/16/2024**



General Information

C Type:	Commercial Land, Industrial Land		Entry Dt:	02/21/2024	DOM:	110
Area:	396	Sect/Twp/Rng:	Exp Dt:	08/16/2024	CDOM:	110
Zoning:	Commercial		Sqft:	1,202 (County Records)		
Lot Acres:	.270	Pr/SF:	\$291.18	Lot Dim:	Dual Agency: Yes	
Tax Exmt:		Lse \$/SF:		Lot SF:	11,761 (County Records)	
Taxes Pd:	\$2,573	Tax Yr:	2023	Own #:		
Type:	Commercial & Indr.		Own Nme:	Could be you!!		
Cross St:			Occ Nm:			
Occ Ty:						
Ownership:						
Lic Sell:	Seller's Agent					
Poss:	At Closing					
Offering:	Lease, Sale					
Tax ID:	09-4.0-17.0-3-003-023.01					

Details

# Bldgs:	1	# Stories:	1	# Docs:	1st Fl SqFt:
Sqft Bldg:		Sqft Off:		Sqft Rtl:	2nd Fl SqFt:
PLDA Prk:		PLDR L Dk:		PLDR # Drs:	PLDR Rail:
Cng Hght:		Prk Spc:	10	Apx Rd Fr:	150
# Drive Dr:		Bldg #/L:		Unit #/L:	
Int Walls:	Drywall, Plaster		Utilities:	Cable, Electric, Gas, Water, Sewer, Teleph	
Paved Dm:			Electric:	Single Phase	
Conditions:	Unknown		Bldg Fuel:	Propane	
Roof:	Asphalt Shingle		Land Info:	Not Available	
Water:	Public		Water Mn:	6" Water Main	
Sewer:	Public		Sewer Mn:	6" Sewer Main	
Exterior:	Other				
Cooling:	Central-Electric				
Bldg Heat:	Forced Air				
Lse Trms:	1 Year or Less, 3 Years or Less, Lease Purchase				
Sale Inc:	Building & Land				
Bldg Type:	1 Story				
Cur Use:	Personal Service				
Pot Use:	Food/Bev/Restaurant, Meeting Hall, Office/General, Office Showroom, Personal Service, Professional Service, Retail Operation, Service				
Construct:	Conventional				
Location:	High Traffic, Hwy/Interstate Frntg				
Rd Access:	Alley Access, County Road, Interstate/US Hwy.				
Prk Desc:	Lighted Parking, Parking Lot, Paved Asphalt				

Misc: **2+ Lavatories, Alley, Building Sign, Burglar Alarm, Display Window, Exterior Lighting, Smoke Alarm/Detec**

Disclosure: **Agent Owned, Flood Plain No, Occupancy Perm Req, Sellers Discl Not Av**

Remarks

Mrk Rmks: **Great commercial property situated in a high traffic, high visibility area. Convenient access to Interstate 55 and Highway 61. Perfect for a retail shop or office spaces. Lots of nice open windows with natural light. Nice sized parking lot and large outdoor yard space. This property has so much charm and character with its arched entryways, wood flooring and built in shelving. Seller will consider a lease or lease purchase as well.**

Show Inst: **Appt. through MLS, Combination**

Directions: **I-55 North to Imperial Exit. Make a right onto Imperial Main St; Property will be on the left.**

Financial Information

Gr Op Inc:	Total Exp:	Net Inc:	Mrg Pay:
AV Lnd:	AV Impr:	AV Total:	A Fee:
1st Assum: No	2nd Mrtg: N/A	Bal:	Sub Agc: 2.5
Assm Pay:	Yrs Rmn:	Int Rt:	By Agc: 2.5
Trans Brk: 2.5	Var Rate: No		
Poss Buy Fee: No	Spc Conds: None		
AgrTy: Excl. Right to Sell		AgrTy2: Not Applicable	
TrnsTy: Sale		Prop Asd Cty Tx:	
Sell Trms: Cash, Conventional, Lease, Lease Purchase			

Agent/Office Information

LA:	Susan E Wright (ID: SUWRIGHT)	LA License#:	1999108490
LA Ph:	314-540-9222		
LO:	Wright Living Real Estate, LLC (ID: WTLR01)	LO Office#:	2016025087
LO Ph:	636-638-2220	LO Fax:	636-524-4531
List Asc#:			

Realist Tax

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RatePlug Info

Click on the arrow to view RatePlug Info