



881 S. WALNUT ST.

BERNIE, MO 63822

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great value-add redevelopment opportunity! This vacant, former grocery store is a 16,469 SF free-standing building, built in 1978, on 1.65 acres. Situated along State Highway 25 (Walnut St.), this property provides a versatile canvas for retail investors to reimagine and revitalize. The flexible layout allows for a range of potential uses, making it an appealing prospect for those seeking a strategic commercial asset. With abundant space and a well-established structure, this property presents an exceptional opportunity for retail investors looking to make a substantial impact in the market. Don't miss out on the potential of this remarkable free-standing building!

PROPERTY HIGHLIGHTS

- 16,469 SF free-standing building
- 1.65 acre lot
- Built in 1978
- Flexible layout
- High visibility location in Bernie

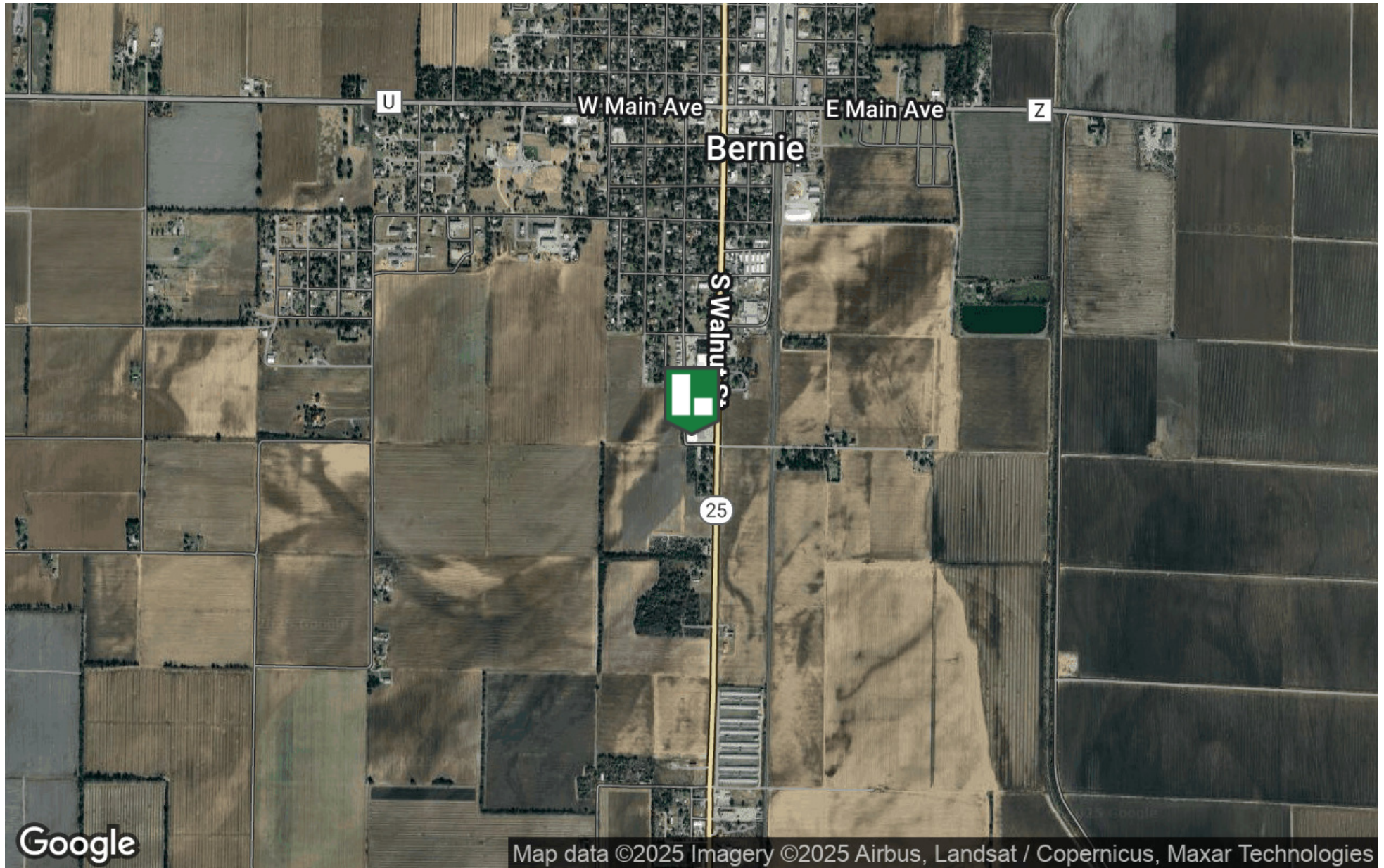
OFFERING SUMMARY

Sale Price:	\$265,000
Lot Size:	1.65 Acres
Building Size:	16,469 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	524	994	1,227
Total Population	1,333	2,442	3,006
Average HH Income	\$61,252	\$60,757	\$62,674

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LOCATION MAP



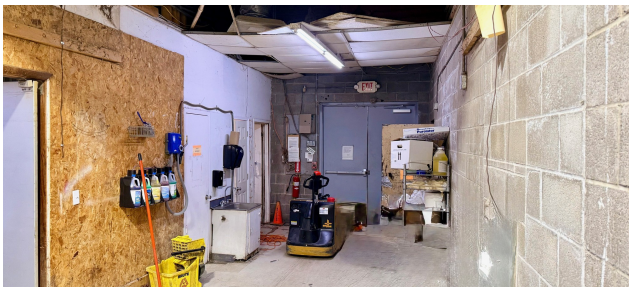
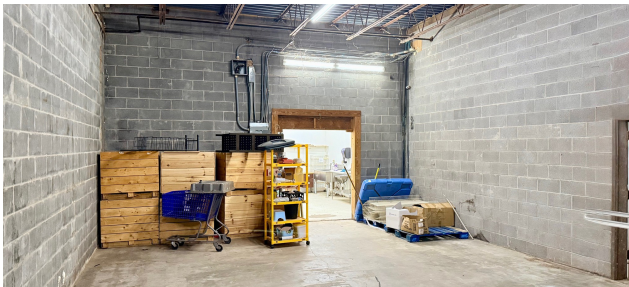
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ADDITIONAL PHOTOS

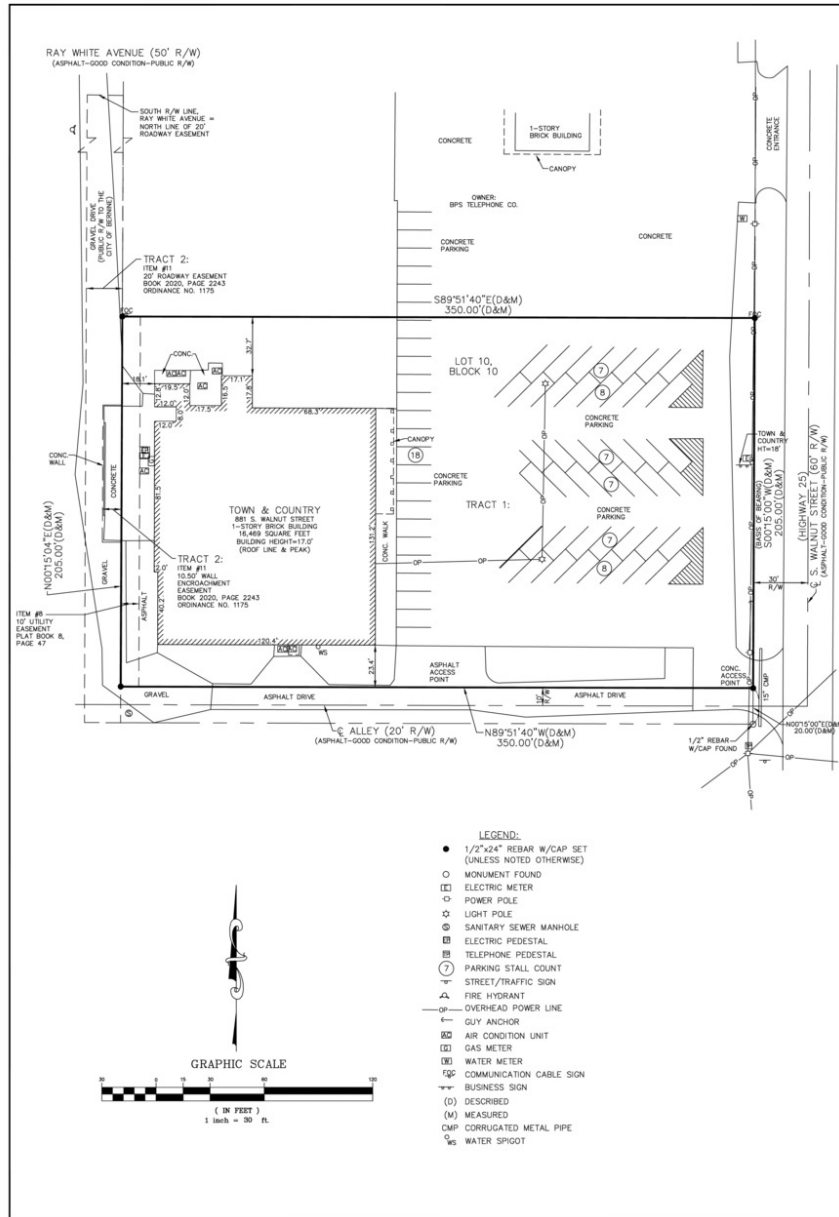


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ADDITIONAL PHOTOS



SITE PLANS



PROPERTY ADDRESS:
881 S. WALNUT STREET, BERNIE, MISSOURI

LAND AREA:
71,750 SQUARE FEET OR 1.64 ACRES, MORE OR LESS.

REFERENCE PLAT:
RAY WHITE SUBDIVISION BLOCK 10, OF BERNIE, STODDARD COUNTY, MISSOURI, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 47 IN THE OFFICE OF THE RECORDER OF DEEDS FOR STODDARD COUNTY, MISSOURI.

ENCROACHMENT:
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

- NOTES:**
- PER THE CITY OF BERNIE, MISSOURI ZONING REGULATIONS AND PER ZONING REPORT DATED APRIL 15, 2020 BY CBRE, PROJECT NUMBER P00082335-101, THIS PROPERTY IS ZONED "C-2" - HIGHWAY COMMERCIAL DISTRICT.
 - "C-2" ZONING REQUIREMENTS:
SETBACKS:
FRONT: NONE REQUIRED WHEN ABUTTING A NONRESIDENTIAL DISTRICT ALONG A STREET LINE
SIDE: NONE REQUIRED WHEN ABUTTING A NONRESIDENTIAL DISTRICT
REAR: NONE REQUIRED WHEN ABUTTING A NONRESIDENTIAL DISTRICT
MAXIMUM BUILDING HEIGHT: 50 FEET/ONE STORY
BULK RESTRICTIONS: NONE
PARKING REQUIREMENTS (RETAIL - GROCERY STORE): 1 SPACE PER 3 EMPLOYEES PLUS 1 SPACE PER 400 SQUARE FEET OF FLOOR SPACE (ESTIMATED 30 EMPLOYEES / 3) = 10 SPACES, (16,469 / 400) = 41 SPACES
3. THERE EXISTS A TOTAL OF 62 STRIPPED PARKING STALLS ON THE SUBJECT PROPERTY (62 REGULAR + 0 HANDICAPPED).
 - THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 2908450205B, EFFECTIVE DATE JULY 1, 1987.
 - DIRECT ACCESS TO THE SUBJECT PROPERTY TO AND FROM S. WALNUT STREET (HIGHWAY 25) AND THE SOUTH ABUTTING 20 FOOT WIDE ALLEY, PUBLICLY DEDICATED ROADS, ALSO INDIRECT ACCESS TO RAY WHITE AVENUE, A PUBLICLY DEDICATED ROAD, VIA 20' ROADWAY EASEMENT (TRACT 2), RECORDED IN BOOK 2020, PAGE 2243.
 - THE BASIS OF BEARING USED FOR THIS SURVEY WAS 500°15'00"W ON THE EAST LINE OF THE SUBJECT PROPERTY.
 - UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GROCERY STORE.
 - DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS BASED ON OBSERVATIONS, UNABLE TO DETERMINE DRAINAGE DIRECTION.
 - ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
 - THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO CHANGES IN TRACT RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 - THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.1 FOOT.
 - THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, WITHOUT GAPS, OR OVERLAPS, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
 - ANY OFF-SITE EASEMENTS SHOWN ARE PLOTTED PER RECORD AND NOT ALL, IF ANY, OF THE IMPROVEMENTS ARE SHOWN WITHIN SAID EASEMENTS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: NCS-1002938-25-KCTY
EFFECTIVE DATE: JUNE 18, 2020 AT 8:00 A.M.
FIRST AMERICAN TITLE INSURANCE COMPANY

8. BUILDING SETBACK LINES, EASEMENTS AND RESTRICTIONS, IF ANY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 47, (PLOTTED AND SHOWN)
11. TERMS AND CONDITIONS OF EASEMENT AGREEMENT BY THE CITY OF BERNIE, MISSOURI, FOR THE BENEFIT OF TOWN AND COUNTRY GROCERS OF FREDERICKTOWN, MISSOURI, INCORPORATED, DATED AS OF JUNE 11, 2020, RECORDED JUNE 18, 2020, IN BOOK 2020, PAGE 2243 OF THE OFFICE OF THE RECORDER OF DEEDS FOR STODDARD COUNTY, MISSOURI, AS CONFIRMED BY ORDINANCE NUMBER 1175, (PLOTTED AND SHOWN)

DESCRIPTION:

TRACT 1 (FEET):
THE SOUTH 205 FEET OF LOT 10, OF THE RAY WHITE SUBDIVISION BLOCK 10, OF BERNIE, STODDARD COUNTY, MISSOURI, AS SHOWN BY PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 47 IN THE OFFICE OF THE RECORDER OF DEEDS FOR STODDARD COUNTY, MISSOURI.

TRACT 2 (EASEMENT):
NON-EXCLUSIVE, APURTEMENT EASEMENTS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BY THE CITY OF BERNIE, MISSOURI, FOR THE BENEFIT OF TOWN AND COUNTRY GROCERS OF FREDERICKTOWN, MISSOURI, INCORPORATED, DATED AS OF JUNE 11, 2020, RECORDED JUNE 18, 2020, IN BOOK 2020, PAGE 2243 OF THE OFFICE OF THE RECORDER OF DEEDS FOR STODDARD COUNTY, MISSOURI, AS CONFIRMED BY ORDINANCE NUMBER 1175.

SURVEYOR'S CERTIFICATE:

TO: HANCO FOOD STORES, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, TOWN AND COUNTRY GROCERS OF FREDERICKTOWN, MISSOURI, INCORPORATED AND THE MATTHEWS COMPANY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2020.

DAVID J. SCHAFER
MISSOURI LS-2696



This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Design Surveys, LLC's prior written consent. The Matthews Company, Inc. and Design Surveys, LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

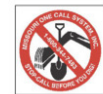
Please be advised that The Matthews Company, Inc. and Design Surveys, LLC will not include the providers of any third party reports in the Surveyor's Certification.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-1002938-25-KCTY DATED JUNE 18, 2020.

SHEET 1 OF 1



UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."



DESIGN SURVEYS, LLC
1237 SPRUCE STREET
EUDORA, KANSAS 66025
(785) 727-5531

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.
17220 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscorp.com

2	06/20/20	COMMITTEE & ZONING REPORT	INT
1	05/15/20	REMOVAL OF WEST ABUTTING R/W	INT
MARK DATE	REVISION	BY	APPROVED

Associated Wholesale Grocers, Inc.

881 S. Walnut Street
Bernie, Missouri
(T&C Bernie)

SCALE: 1"=30'	CHKD./APPRD.
DATE: 03/25/20	APPROVED:
DWN. BY: INT	STORE NO. 3818
CHKD. BY:	

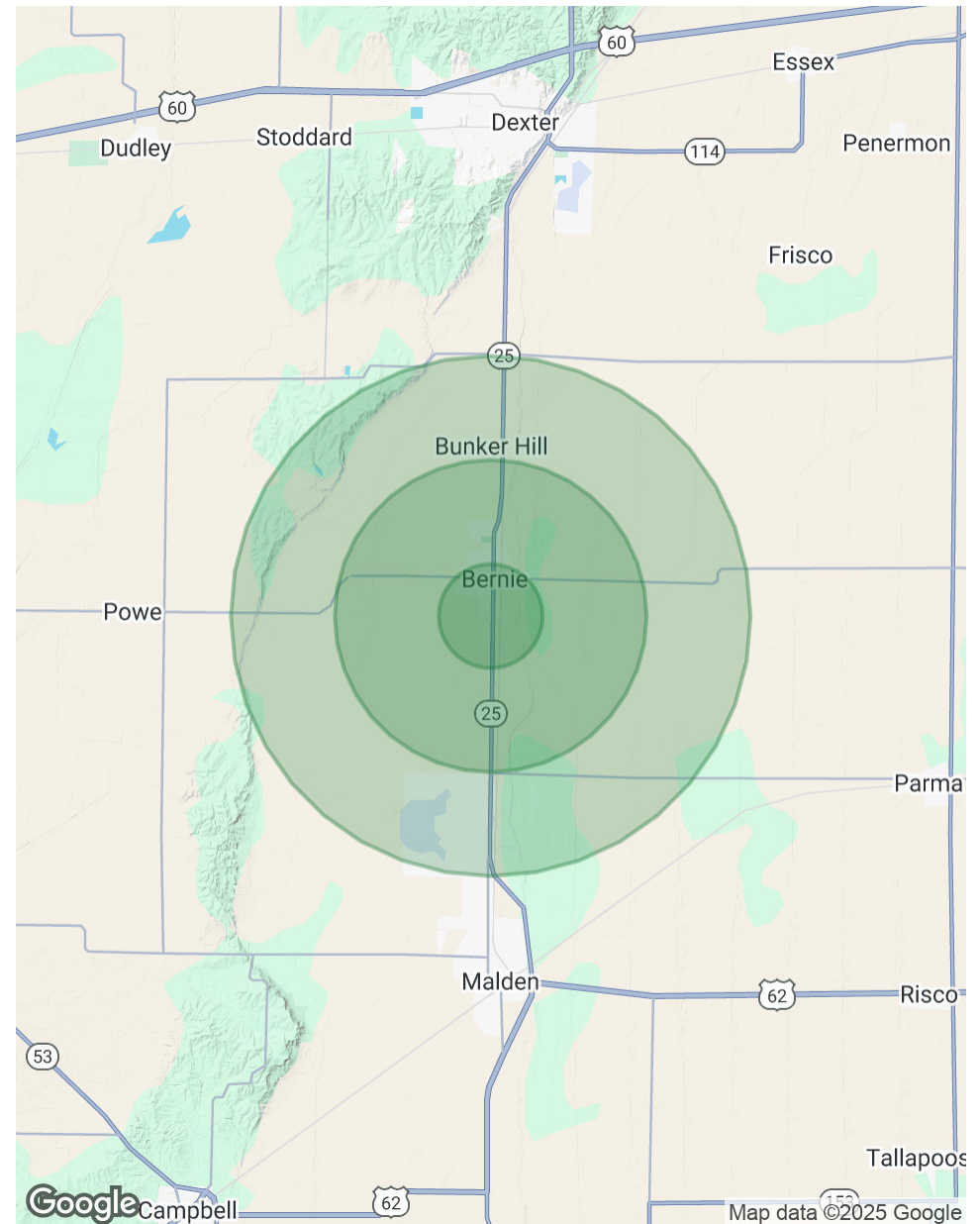
DESIGN/DATE: 03/12/20 BY: JDS/03/27/2020

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,333	2,442	3,006
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	994	1,227
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$61,252	\$60,757	\$62,674
Average House Value	\$150,095	\$142,862	\$148,070

Demographics data derived from AlphaMap



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