

FOR SALE

1513 N 2nd St, St. Charles, MO 63301

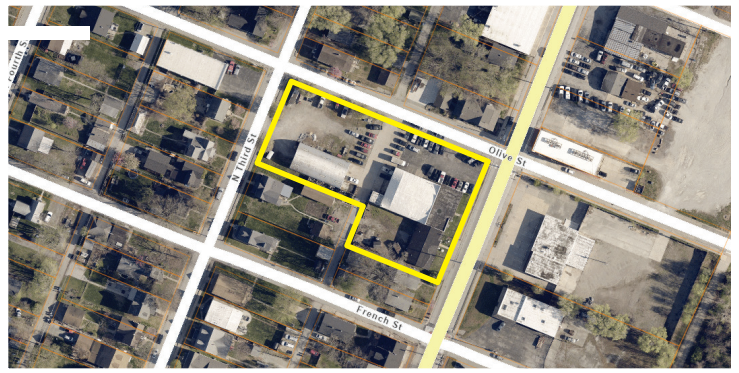
PROPERTY SUMMARY

RETAIL / AUTO SHOP

- 1.11 Acres
- 2 Buildings Available
 - Building I - 8,688 sf
 - Building II - 3,200 sf
- Auto Body Shop with retail store
- Large outdoor storage space
- Located by Historic Main Street
- 3 Drive Ins on Building I
- Building II includes office & storage
- New Roof - 2024
- **SALE PRICE: \$1,299,999.00**

Directions

I-70, exit 229 B S 5th Street and make a Right onto S 5th Street. Right onto Clark St. Then Left onto N 2nd St. Destination will be on your Left.



Listing Agent **Trevor Shockley**



Cell **314-280-5037**



trevor@shockleycommercial.com



501 First Capital Dr. Suite 5,
St. Charles MO 63301



Office **636-946-9753**



www.shockleycommercial.com

THIRD STREET 38' 6"

EXISTING CONCRETE CURB
5' 0" CONC. BALK.

FOUND 1" PIPE

1.40'

3.5'

1.1'

55

3.5'

52.34' (M.)

77.17' (M. & R.)

FOUND 1/2" PIPE

EXISTING ALLEY 20.83' WIDE

35.35' (M.)

34.17' (R. & M.)

N 21°30'00" E
127.16' (M.)
136.67' (R.)

EXISTING POWER POLE

CONC. PLANTERS

EXISTING CONCRETE CURB

40,796 SQ. FT.
0.93 AC.

EXISTING METAL BUILDING

41' 0"

30' 0"

16' 0"

15' 0"

44' 0"

30' 0"

EXISTING ONE STORY BLOCK & METAL BUILDING #513

CONC.

ASPHALT

N 68°30'00" W
150.00' (M.)
9,000 SQ. FT.
0.20 AC.

ASPHALT

S 68°30'00" E
150.00' (M.)

3.5'

3.1'

26' 0"

SET CROSS ON SIDEWALK 5' 0" OFFSET

SET CROSS ON SIDEWALK 5' 0" OFFSET

FOUND CROSS ON SIDEWALK

35.21'

FOUND CROSS

7.40' 5"

8.0'

OLIVE STREET 32' 1"

S 68°30'00" E
150.00' (M. & R.)

17' 0" WIDE

CONC.

ASPHALT

FOUND CROSS

35.21'

7.40' 5"

8.0'

FRENCH STREET 38' 1"

150.00'

3.5'

3.1'

26' 0"

SET CROSS ON SIDEWALK 5' 0" OFFSET

SET CROSS ON SIDEWALK 5' 0" OFFSET

FOUND CROSS ON SIDEWALK

35.21'

7.40' 5"

8.0'

SECOND STREET 38' 6"

S 21°30'00" W
127.16' (M.)
136.67' (R.)

S 68°30'00" W
150.00' (M. & R.)
60.00'

FLOOR PLANS

