

4539 OLD STATE ROUTE 21

IMPERIAL, MO 63052

FOR SALE: \$939,000.00



4539 Old State Route 21

PROPERTY DETAILS

BRIAN MCCUNE

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com

NICK BAHN

314.322.2020 (CELL)

314.849.5858 (OFFICE)

Nick@bahnrealty.com



- 13,000 SF Building on 7.8 acres
- Building has three offices, bathroom, laundry room, and upstairs apartment
- Formerly occupied by auto sales & auto repair business
- 20-foot ceilings with two overhead doors
- Large front parking lot with marquee sign
- Large fenced lot behind building
- Great visibility from Highway 21
- Zoned CC-2 and R-40
- 5,620 VPD on Old Highway 21 & 10,955 VPD on new Highway 21
- 2023 real estate taxes: \$12,636.00



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

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