



**Cort Dietz**  
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 314-623-6200

**Commercial & Indr. 360 Property View**

**227 Main St, Festus 63028**

Listing

**227 Main St, Festus 63028-1952**

MLS#: **24069379** Status: **Active**  
 County: **Jefferson** Muni/Twp: **Festus**  
 Area: **Festus** SubD: **Adams**

L Price: **\$799,900**  
 O Price: **\$799,900**  
 L Date: **11/12/2024**



**Recent: 11/12/2024 : New**

General Information

C Type: **Commercial Land, Office Land, Retail**  
 Area: **395** Sect/Twp/Rng: **FESTUS**  
 Zoning: **CT1**  
 Lot Acres: **.310** Pr/SF: **\$28.57**  
 Tax Exmt: Lse \$/SF:  
 Taxes Pd: Tax Yr: **0**  
 Type: **Commercial & Indr.**  
 Cross St:  
 Occ Ty: **Owner**  
 Ownership:  
 Lic Sell: **Seller's Agent**  
 Poss: **At Closing, Negotiable**  
 Offering: **Sale**  
 Tax ID: **19-3.0-06.0-4-030-004**

Entry Dt: **11/12/2024**DOM:  
 Exp Dt: **10/31/2025**CDOM:  
 Sqft: **28,000 (Other)**  
 Lot Dim: **.3** Dual Agency: **Yes**  
 Lot SF: **13,504 (County Records)**  
 Own #:  
 Own Nme:  
 Occ Nm: **Compass**

Details

# Bldgs: <b>1</b>	# Stories: <b>3</b>	# Docs: <b>0</b>	1st Fl SqFt: <b>7800</b>
Sqft Bldg: <b>28000</b>	Sqft Off: <b>28000</b>	Sqft Rtl: <b>7500</b>	2nd Fl SqFt: <b>10700</b>
PLDA Prk:	PLDR L Dk:	PLDR # Drs:	PLDR Rail:
Cng Hght: <b>11</b>	Prk Spc: <b>70</b>	Apx Rd Fr: <b>1</b>	
# Drive Dr: <b>0</b>	Bldg #/L: <b>A</b>	Unit #/L:	
Bus Name: <b>Compass</b>		Lse Type:	
Int Walls: <b>Drywall</b>		Utilities:	<b>Cable, Electric, Gas, Water, Sewer, Teleph</b>
Paved Dm:		Electric:	<b>220 V</b>
Conditions: <b>Unknown</b>		Bldg Fuel:	<b>Electric, Gas</b>
Roof: <b>Flat</b>		Land Info:	<b>Available, Included</b>
Water: <b>Public</b>		Water Mn:	
Sewer: <b>Public</b>		Sewer Mn:	
Exterior: <b>Brick</b>			
Cooling: <b>Central-Electric</b>			
Bldg Heat: <b>Forced Air</b>			
Lse Trms: <b>None</b>			
Sale Inc: <b>Building &amp; Land</b>			
Bldg Type: <b>3 Stories or More</b>			
Docs Avl: <b>Floor Plan</b>			
Cur Use: <b>Office/General, Office</b>			
Construct: <b>Conventional</b>			

Location: **City**  
 Rd Access: **City Street**  
 Prk Desc: **Parking Lot, Paved Asphalt**  
 Op Exp: **Electricity, Gas, Heat/Cooling, Maintenance, Property Insurance, Real Estate Tax, Water & Sewer**  
 Misc: **2+ Lavatories**  
 Disclosure: **Code Compliance Reqd, Flood Plain No, Sellers Discl. Avail**

Remarks

Ag Rmks: **Building size is approximate. Buyer to measure building and site to determine the size. Send your offer to cortdietz@icloud.com in PDF format only. Seller will be vacating building by 3-30-24.**  
 Mrk Rmks: **Unique opportunity to own an enormous building on this strip of historic Festus, directly across from Main & Mill. Lots of thriving restaurants, salons, retail stores on this strip of historic Festus. You will love the location and that it has access from both Main Street and Mill Street! The street level features approximately 8000SF accessed from Main and has 9' ceilings, a period store front, period ceilings and fully sprinkled. This is currently office space but could easily be converted to other use. The 2nd and 3rd floors have approx. 10000SF EACH with 11' ceiling height on 2nd Floor. Fully utilized for offices, large meeting rooms, cafeteria with commercial kitchen and so much more. There is an existing freight elevator shaft which could possibly be utilized for a new elevator system. The second floor is at ground level on Mill street so it has lots of possibilities. There is an additional private parking lot area that is included which can hold over 75 cars.**  
 Show Inst: **Call Listing Agent, Listg Agt Accompany**

Financial Information

Gr Op Inc:	Total Exp:	Net Inc:	Mrg Pay:
AV Lnd:	AV Impr:	AV Total:	A Fee:
1st Assum: <b>No</b>	2nd Mrtg: <b>N/A</b>	Bal:	
Assm Pay:	Yrs Rmn:	Int Rt:	
Poss Buy Fee: <b>No</b>	Spc Conds: <b>None</b>		
AgrTy: <b>Excl. Right to Sell</b>		AgrTy2: <b>Not Applicable</b>	
TrnsTy: <b>Sale</b>		Conc Consid YN:	
Sell Trms: <b>Cash, Conventional</b>			

Agent/Office Information

LA:	<a href="#">Cort A Dietz</a> (ID: cordietz)	LA License#:	<b>2013013345</b>
LA Ph:	<b>314-623-6200</b>		
LO:	<a href="#">RE/MAX Realty Cafe</a> (ID: RMR01)	LO Office#:	<b>2015013935</b>
LO Ph:	<b>636-797-8600</b>	LO Fax:	<b>636-789-4887</b>
List Asc#:			

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Photos







