

Commercial & Indr. 360 Property View

227 Main St, Festus 63028

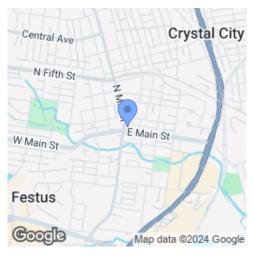
Listing

227 Main St, Festus 63028-1952

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

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





11/12/2024DOM:

10/31/2025CDOM:

Dual Agency:

7800

10700







General Information -

Entry Dt:

Exp Dt:

Own #:

Own Nme:

Occ Nm:



11/12/2024: New

Commercial Land, Office Land, Retail

C Type: Area: Sect/Twp/Rng: **FESTUS** Zoning: CT1 Lot Acres: Pr/SF: .310 \$28.57

Λ

28,000 (Other) Sqft: Tax Exmt: Lse \$/SF: Lot Dim: Lot SF: Taxes Pd: Tax Yr: 13,504 (County Records) 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

Bldgs: # Stories: 28000 28000 Sqft Bldg: Sqft Off: PLDA Prk: PLDR L Dk: Clng Hght: 11 Prk Spc: 70 # Drive Dr: Bldg #/L: Α Bus Name: **Compass**

Int Walls: Drywall Paved Dm: Conditions: Unknown Flat Roof: Water: **Public** Public Sewer: **Brick** Exterior:

Central-Electric Coolina: Forced Air Bldg Heat: Lse Trms: None **Building & Land** Sale Inc: Bldg Type: 3 Stories or More

Docs AvI: Floor Plan Office/General, Office Cur Use:

Construct: Conventional

Docs: 1st Fl SqFt: 7500 Sqft Rtl: 2nd Fl SqFt: PLDR # Drs: PLDR Rail: Apx Rd Fr: 1

Compass

Unit #/L: Lse Type:

Sewer Mn:

Utilities: Cable, Electric, Gas, Water, Sewer, Telepho Electric:

220 V Bldg Fuel: **Electric, Gas**

Land Info: Available, Included Water Mn:

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 Regd, 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 MAIN STREET 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: No 2nd Mrtg: N/A Bal: Assm Pay: Yrs Rmn: Int Rt: Poss Buy Fee: No Spc Conds: None

AgrTy: Excl. Right to Sell AgrTy2: Not Applicable

TrnsTy: Sale Conc Consid YN:

Sell Trms: Cash, Conventional
Agent/Office Information -

LA: Cort A Dietz (ID: cordietz)

LA License#: 2013013345

LA Ph: **314-623-6200**

LO: RE/MAX Realty Cafe (ID: RMRC01) LO Office#: 2015013935

LO Ph: 636-797-8600 LO Fax: 636-789-4887

List Asc#:

Click on the arrow to view Realist Tax

— RatePlug Info —

- Realist Tax -

Click on the arrow to view RatePlug Info

Photos













































































