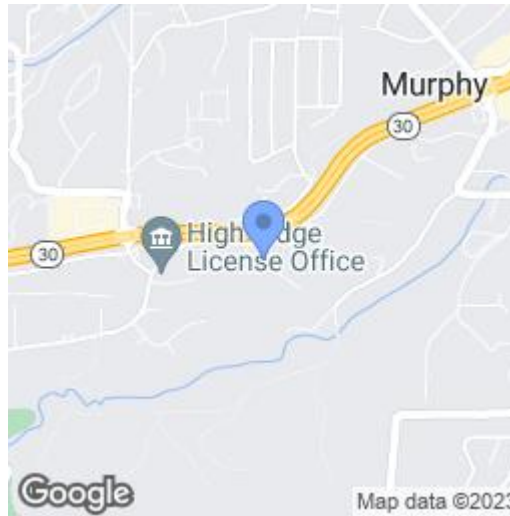


# Commercial & Indr. Detail

## 1500 Gravois Rd, High Ridge 63049

MLS#: **23017297**      Status: **Active**  
 County: **Jefferson**      Muni/Twp: **Unincorporated**  
 Area: **Northwest**      SubD: **N/A**

L Price: **\$740,000**  
 O Price: **\$740,000**  
 L Date: **03/30/2023**



### General Information

C Type:	<b>Commercial Land, Multi-Family Land, Office Land, Other, Residential Land</b>		
Area:	<b>392</b>	Sect/Twp/Rng: <b>07 43 5</b>	Entry Dt: <b>03/31/2023</b> DOM: <b>11</b>
Zoning:	<b>R09</b>		Exp Dt: <b>09/30/2023</b> CDOM: <b>11</b>
Lot Acres:	<b>1.980</b>	Pr/SF: <b>\$256.94</b>	Sqft: <b>2,880 (County Records)</b>
Tax Exmt:		Lse \$/SF:	Lot Dim: <b>0x0</b> Dual Agency: <b>Yes</b>
Taxes Pd:	<b>\$2,017</b>	Tax Yr: <b>2019</b>	Lot SF: <b>86,249 (County Records)</b>
Type:	<b>Commercial &amp; Indr.</b>		
Cross St:	<b>Hwy 30</b>		
Occ Ty:			
Ownership:			
Lic Sell:	<b>Designated Agent</b>		
Poss:	<b>At Closing</b>		
Offering:	<b>Sale</b>		
Tax ID:	<b><a href="#">02-3.0-07.0-1-001-016</a></b>		

### Details

# Bldgs: <b>2</b>	# Stories: <b>1</b>	# Docs: <b>114</b>	1st Fl SqFt:
Sqft Bldg: <b>1752</b>	Sqft Off:	Sqft Rtl:	2nd Fl SqFt:
PLDA Prk:	PLDR L Dk:	PLDR # Drs:	PLDR Rail:
Cng Hght:	Prk Spc:	Apx Rd Fr: <b>114</b>	
# Drive Dr:	Bldg #/L:	Unit #/L:	
Int Walls: <b>Drywall</b>		Utilities:	<b>Electric, Water</b>
Paved Dm:		Electric:	<b>Ameren</b>
Conditions: <b>Unknown</b>		Bldg Fuel:	<b>Electric</b>
Roof: <b>Architecural Shingle</b>		Land Info:	<b>Included</b>
Water: <b>Public</b>		Water Mn:	
Sewer: <b>Septic</b>		Sewer Mn:	
Exterior: <b>Wood</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>1 Story</b>			
Cur Use: <b>N/A</b>			
Pot Use: <b>Automotive, Church, Garage, Meeting Hall, Office/General, Office Showroom, Professional Service, Residence</b>			
Spec Dsc: <b>Other</b>			
Construct: <b>Conventional</b>			
Location: <b>High Traffic, Hwy/Interstate Frntg</b>			
Rd Access: <b>County Road, State Highway</b>			
Prk Desc: <b>Gravel, Paved Asphalt</b>			
Op Exp: <b>Electricity, Heat/Cooling, Maintenance, Property Insurance, Real Estate Tax, Telephone, Water &amp; Sewer</b>			
Disclosure: <b>Flood Plain No, Limited Seller Discl, Unincorporated</b>			

### Remarks

Ag Rmks: **All offer to be subject to buyer getting approval to change the zoning.**  
 Mrk Rmks: **Property Available just under 2 acres right off of Hwy 30! This property has options wide open for the**

**next owner! The land is mostly flat and has 2 access points. One drive goes to the home and the other goes to the large 4 Door garage, space inside is easily for more than 4 vehicles. This is a must see and bring your ideas on what this property could be next!**

Show Inst:

**Appt. through MLS**

**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:	Sub Agc: <b>2.7</b>
Assm Pay:		Yrs Rmn:		Int Rt:	By Agc: <b>2.7</b>
Trans Brk:	<b>2.7</b>	Var Rate:	<b>No</b>		
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>			Prop Asd Cty Tx:	
Sell Trms:	<b>Cash, Conventional</b>				

**Agent/Office Information**

LA:	<a href="#">Victoria A Conell</a> (ID: viconell)	LA License#:	<b>2018000946</b>
LA Ph:	<b>314-565-7869</b>		
LO:	<a href="#">R Towne Real Estate, LLC</a> (ID: RTWN01)	LO Office#:	<b>2014043216</b>
LO Ph:	<b>636-671-7170</b>	LO Fax:	--
COLA:	<a href="#">Trevor J Hollock</a> (ID: Thollock)	COLA License#:	<b>2021005598</b>
COLA Ph:	<b>636-208-3655</b>		
COLO:	<a href="#">R Towne Real Estate, LLC</a> (ID: RTWN01)	COLO Office#:	<b>2014043216</b>
COLO Ph:	<b>636-671-7170</b>	COLO Fax:	--
List Asc#:			

**Realist Tax**

**Click on the arrow to view Realist Tax**

**RatePlug Info**

**Click on the arrow to view RatePlug Info**