

5500 Black Creek
Imperial, MO

6.23+- COMMERCIAL ZONED ACRES



FOR SALE: 6.23 +- ACRES INCLUDING 1920 SF STORAGE BUILDING



- Insulated Metal Building with Concrete Floor
- Wooded Acreage
- Commercially Zoned by Jefferson County NC-1
- Potential Single-Family Residential Development
- 200 Amp Electrical Service
- Fluorescent and Halogen Lighting
- Tall Ceilings-16 Foot to bottom of the joist
- Large Access Doors-Front (11X14) and Rear of Building (16X16)
- Public Water nearby
- Public Sewer-Across Street
- 3-Phase Power Available on Pole



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

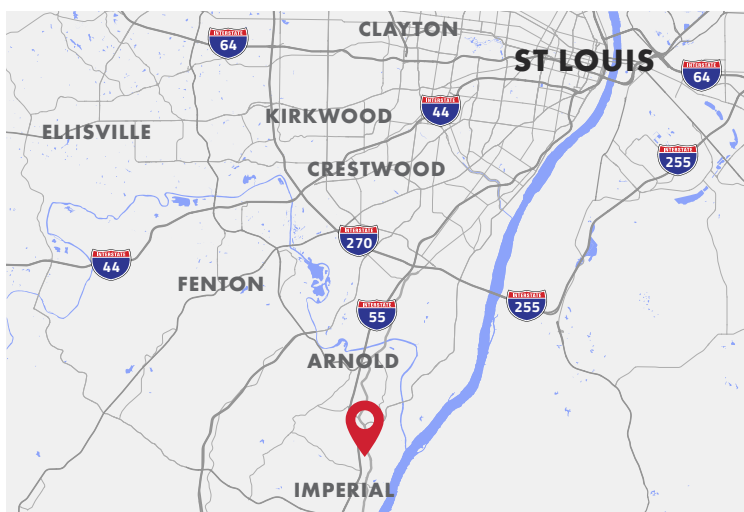
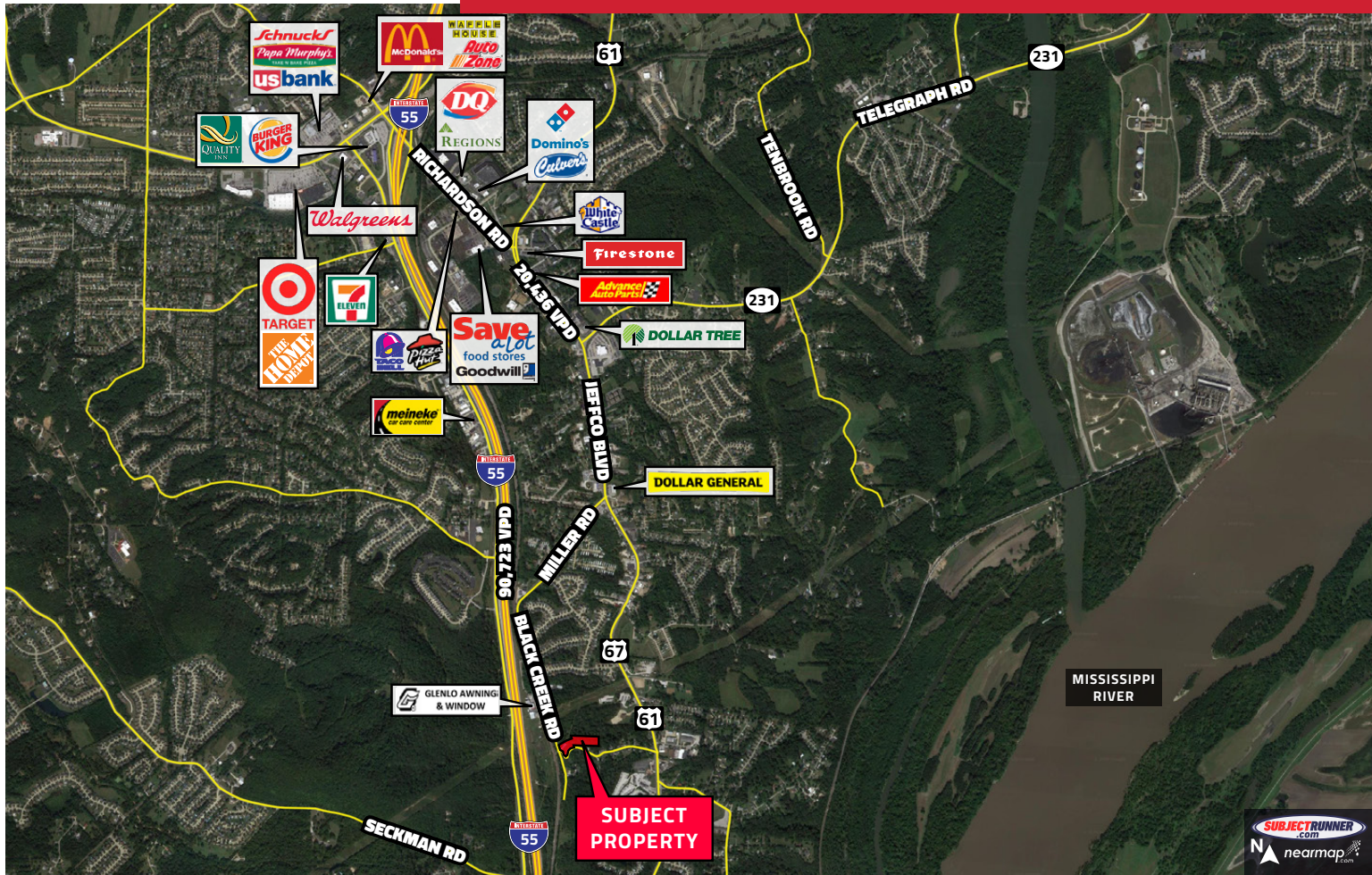
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



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Visible from I-55 with over 90,723 vehicles per day. The property is located on the east side of interstate I-55 between the Richardson Rd and Imperial Main Street Exits, accessible via US Hwy 61/67 (Jeffco Blvd) at Miller/Black Creek Road which is only 1-mile south of Richardson Road (Arnold MO) and 2.1-miles north of Imperial Main Street. The property is zoned NC-1 (Non-Planned Neighborhood Commercial District) by Jefferson County and is perfect for a large variety of small businesses, including landscaping and storage, or you can develop the 6.2263 acres for single-family homes (and double wides homes with a Conditional Use Permit).

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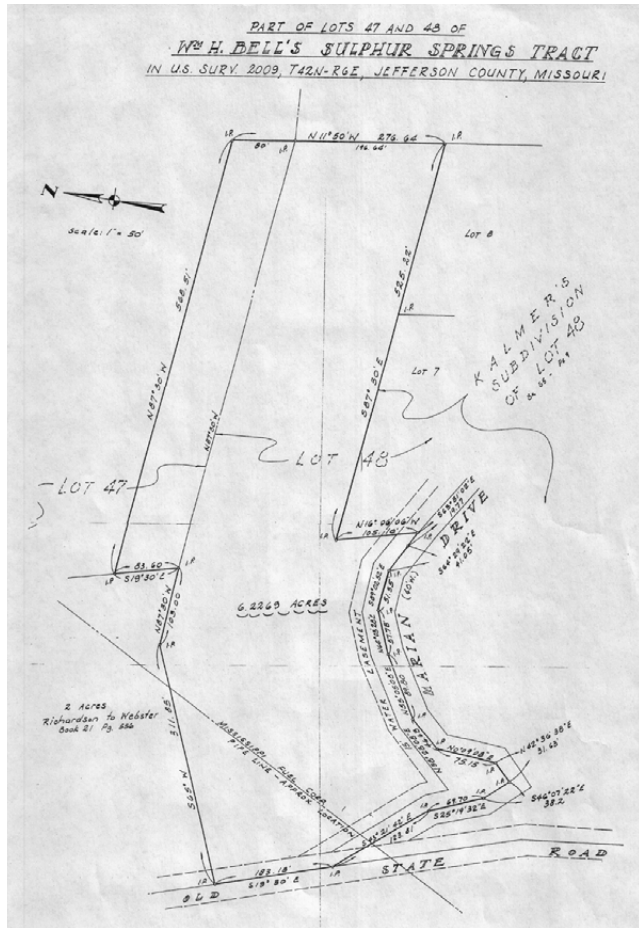
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Sale includes two parcels of land totaling approximately 6.2263 Acres (09-3.0-08.0-3-001-006 and 09-3.0-08.0-3-001-006.01). The Acreage is mostly wooded and level with some clear area around the building. Only Electric is servicing the property. Other utilities are readily available to the property with 3-phase power on the servicing pole, public water about 1000 feet north on Black Creek Rd., and a 10" sanitary sewer main across the street from the property drive.



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