

CITY OF ST. ROBERT

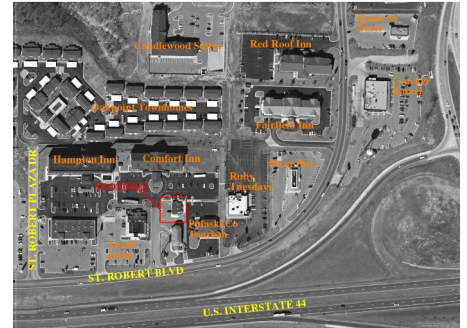
Mayor: George Sanders
City Administrator: Norman Herren
Director of Public Works: Lyle Thomas
Land Use Administrator: Alan Clark



Property: Restaurant

Property Location: 101 Comfort Inn Dr.

Property Description: A 900 sq. ft. building set up for restaurant use including inside seating, restroom, drive-thru, walk-in cooler, ice machine, sinks, shelving, signage and marquee plus many other miscellaneous restaurant supplies. This restaurant is adjacent to St. Robert Boulevard in a high traffic area among many shopping, dining, and major hospitality destinations. Conveniently located ¼ mile northwest of U.S. Interstate 44 Exit 161, this property boasts great interstate visibility in addition to being situated 3 miles north of the Ft. Leonard Wood main gate. This site provides a great opportunity for a coffee, ice cream, or sandwich shop.



Parcel Details:

Flood Zone Designation: **Zone C**
Current Use: **Vacant**
Gross Sq. Ft.: **900**
Design Use: **Restaurant**
Able to Subdivide: **No**

FIRM Panel: **2908260090C**
Zoning: **Commercial C-2**
Year Built: **2002**
Variances Granted: **None**
Sale Terms: **\$325,000.00**
(Lease Negotiable)
Satellite Parking: **14 spaces**

Off-street Parking: **6 spaces net**

Point of Contact(s):

Owner: Steve Ehrhardt
Ehrhardt Properties
103 St. Robert Plaza Dr, St. Robert, MO, 65584
Phone: (417) 353-0694
E-mail: Steve@ehrhartdproperties.com

Transportation Details:

Nearest Interstate: **Interstate I-44**
Nearest Arterial Street: **Missouri Ave**
Nearest Intersection: **I-44 Exit 161**
Average Annual Daily Traffic: **15,088**
Nearest Airport: **13 miles**

Distance: **400 feet**
Distance: **1,200 feet**
Distance: **1,000 feet**
Count Year: **Fall 2007**
Nearest Railroad: **12 miles**

Municipal: Alan Clark
City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, MO 65584
Phone: (573) 451-2000, ext. 1129
Fax: (573) 451-2013
E-mail: aclark@saintrobert.com

Utilities Details:

Electric Service: **City**
Natural Gas: **City**
Street Maintenance: **City**
Cable TV: **Cable America**

Water Service: **City**
Sanitary Sewer: **City**
Solid Waste: **Ziegeinbein**
Phone: **Embarq/Fidelity**



194 Eastlawn Ave., Ste. A
St. Robert, MO 65584
Phone: (573) 451-2000, ext. 1129
Fax: (573) 451-2013