

CITY OF ST. ROBERT

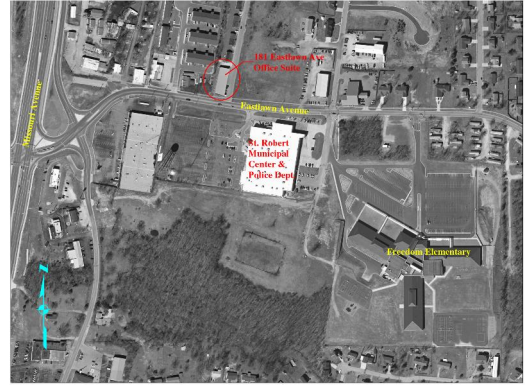
Mayor: George Sanders
City Administrator: Norman Herren
Director of Public Works: Lyle Thomas
Land Use Administrator: Alan Clark



Property: Office Suite

Property Location: 181 Eastlawn Avenue

Property Description: An 1,800 square foot office suite that is wired for networking and intranet service, that is comprised of 4 office spaces and a spacious reception area. This office suite is located across from the City of St. Robert Municipal Center and Police Department in close proximity to several residential subdivisions, Freedom Elementary School and two major business districts. This property is conveniently located 2 miles north of the Ft. Leonard Wood main gate and 3/4 miles south of the Interstate 44 interchange Exit 161.



Parcel Details:

Flood Zone Designation: Zone C	FIRM Panel: 2908260090C
Current Use: Vacant	Zoning: Commercial C-2
Gross Sq. Ft.: 1,800 sqft	Year Built: 1994
Design Use: Retail or Office	Variance Granted: None
Able to Divide: No	Lease Term: \$1,200.00/mo
Off-street Parking: 10 spaces net	Satellite Parking: 40 spaces

Transportation Details:

Nearest Interstate: Interstate I-44	Distance: 3/4 mile
Nearest Arterial Street: Missouri Ave	Distance: 1/4 mile
Nearest Intersection: I-44 Exit 161	Distance: 3/4 mile
Average Annual Daily Traffic: 6,833	Count Year: Fall 2007
Nearest Airport: 12 miles	Nearest Railroad: 15 miles

Utilities Details:

Electric Service: City	Water Service: City
Natural Gas: City	Sanitary Sewer: City
Street Maintenance: City	Solid Waste: Ziegeinbein
Cable TV: Cable America	Phone: Embarq/Fidelity

Point of Contact(s):

Owner: Kathy Harbaugh
PO Box 1162, St. Robert, MO, 65584
Phone: (573) 336-4321

Owner Representative: David Harbaugh
Woodlane Rentals
PO Box 1162, St. Robert, MO, 65584
Phone: (573) 512-0969
Fax: (573) 336-4998
E-mail: woodlane@cablemo.net

Municipal: Alan Clark
City of St. Robert
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St. Robert, MO 65584
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