

# ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

4605 - 4617 Delamr Boulevard, St. Louis, MO 63108

**VIEWING: THURSDAY, FEBRUARY 13TH ~ 12-1PM**

**BIDDING CLOSES: 5PM ~ THURSDAY, FEBRUARY 20, 2025**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751

0.59+/- ACRE LOT

ZONED G  
LOCAL COMMERCIAL & OFFICE

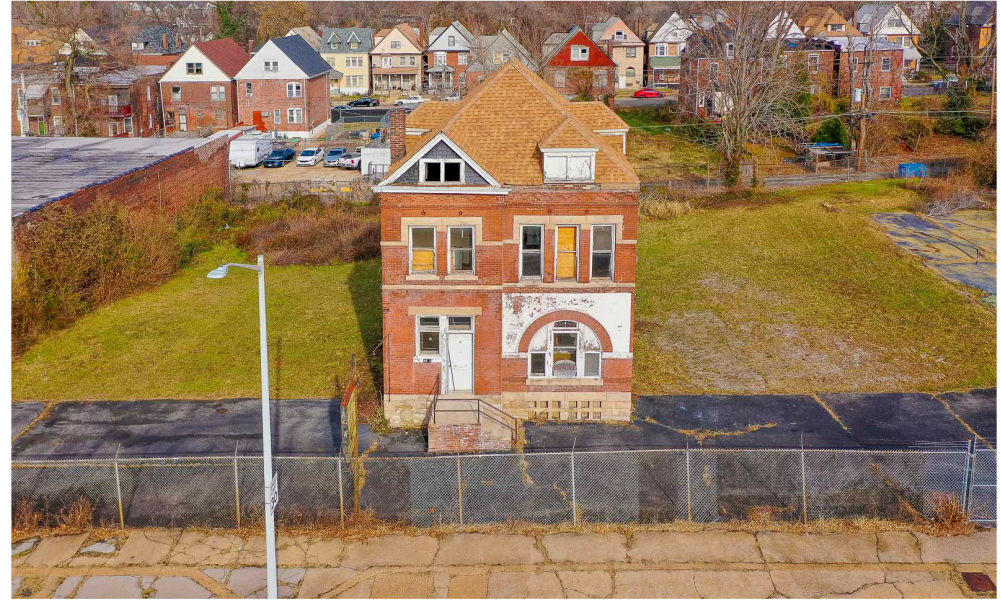
TWO PARCELS  
SELLING AS ONE

0.44+/- Ac

0.15+/- Ac

Lines are approximate.

# GENERAL INFORMATION & AUCTION TERMS



**0.59+/- AC**

TOTAL LOT SIZE

**G - LOCAL COMMERCIAL & OFFICE**

ZONING

**\$3,394**

TOTAL '24 TAXES

Calling all investors! Do not miss out on this 0.59+/- acre commercial lot with two parcels selling as one directly off Delmar Boulevard in St. Louis, MO! The property is zoned G – Local Commercial and Office and is located within the City of St. Louis Zoning Jurisdiction. Any other use not permitted under the current zoning guidelines would need approval from the city of St. Louis. The property includes a building with approximately 1,754+/- SF that was built in 1896 and previously used as office space. In addition, public utilities are available onsite but are not currently connected and would need to be re-connected by the new owner. The property benefits from approximately 190 feet of frontage on Delmar Boulevard with AADT counts of 5,000 to 9,999 vehicles daily. Conveniently located minutes from I-64 and downtown St. Louis! Make a point to attend the upcoming open house to see this property's true potential!

## PARCEL NUMBERS

P.I.N	Size	Amount
3760-9-480.000	0.44± Ac.	\$2,453
3760-9-470.000	0.15± Ac.	\$941

Terms: \$10,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 7% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

