

Office/Warehouse: St. Louis, MO

Property No.: 6288
Auction No.: 260224



Property Details

Property Type:	Office / Warehouse
Seller Type:	Private Equity Group
Auction Type:	Reserve
Total Land Area:	0.19 ± Acres
Square Feet±:	3200 (Multi-Story)
Year Built:	1951
Tax Identification Number:	16J-41-0261
County:	St. Louis
Address:	8131 Page Avenue St. Louis, Missouri 63130
Occupancy Status:	Vacant
Lat/Lon:	38.683386, -90.33238

Agent Details

Listing Agent Information:	Mark Kramer Kramer Commercial Realty, LLC 314.221.6278 mark@kramercr.com
Buyer Agent Commission:	For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form

Closing Details

Closing Agent:

TBD

Closing Date:

30 Days From Binding Agreement Date

Deed Type:

Special Warranty Deed

Buyer's Premium:

A 10% or \$250.00 Buyer's Premium, whichever is greater, will be added to the high bid amount.

Important Information

Cell Tower Disclosure: This property is being sold subject to an existing cell tower lease and its associated recorded easements. The tower easement area encompasses approximately 1,900± square feet of exclusive premise area and the property is further encumbered by a non-exclusive utility and access easement. The lease and easements shall remain in full force and effect following conveyance. Buyer acknowledges and agrees that all rights to rental income, revenue sharing, or any other financial benefit associated with the cell tower lease and easements are excluded from this conveyance, and no such rights shall transfer with title. Buyer shall have no claim, demand, or entitlement to any income derived from the lease or its related easement. Buyer accepts title subject to these encumbrances and waives any objection or claim related to the existence or operation of the cell tower or its related easements.

Right of First Refusal: Property is affected by a Right of First Refusal held by the cell tower tenant and easement holder. Upon an executed Auction Real Estate Sales Contract, notification will be sent by seller to tenant. Tenant has thirty days (30) to respond.

Seller Disclaimer: Lower floor water intrusion was discovered by the Seller approximately 11/2025. Seller replaced 1 of 2 sump pumps, however Seller discloses that further repairs are needed to remediate further water intrusion into the lower level.

This property is selling in association with Kramer Commercial Realty

MARK KRAMER
314-221-6278
LIC:MO 2007037354

RON KRAMER
314-221-7276
LIC:MO 2003022990

Seven Hills Auction Advisors

Buddy Lee, CAI

Seven Hills Auctions

229.873.4211 CELL

800.742.9165 OFFICE

buddy@7Hauctions.com

Scott Pinson

Seven Hills Auctions

770-310-1388 CELL

800.742.9165 OFFICE

scottpinson@7Hauctions.com

For additional details about this property, visit 7hauctions.com or contact us at 800.742.9165



