

Office/Warehouse: St. Louis, MO

Property No.: 6288  
Auction No.: 260224



## Property Details

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**Address:**

8131 Page Avenue  
St. Louis, Missouri 63130

**County:** St. Louis

**Coordinates:** -90.33238, 38.683386

**Total Land Area:** 0.19 Acres

**Auction Type:** Reserve

**Tax ID #:** 16J-41-0261

## Cell Tower and Important Disclosures

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**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.