

Website Information
Sale of old Fire Station 3
2104 Industrial Drive

The City of Jefferson has determined that certain property located at 2104 Industrial Drive, Jefferson City, Missouri is no longer needed for use by the City and is hereby being offered for sale.

PROPERTY DESCRIPTION

Part of the Southeast quarter of Section 2, Township 44 N, Range 12 W, in the City of Jefferson, Missouri more particularly described as follows:

From a point on the east line of said Section, 599.5 feet south of the northeast corner of the Southeast quarter of the southeast quarter of said section; thence North 79 degrees West (Magnetic) 837.5 feet, to a point on the northerly right of way line of the Missouri Pacific Railway and beginning point of this description: thence northerly along the easterly line of a tract conveyed to the City of Jefferson of record in Book 200, Page 564, Cole County Recorder's Office, 280.0 feet; thence in a westerly direction perpendicular to the aforementioned easterly line 144.97 feet more or less to a point on a line which is 35 feet from and parallel to the westerly line of a tract conveyed to the City of Jefferson of record in said Book 200, Page 564, Cole County Recorder's Office; thence in a southerly direction parallel with said westerly line a distance of 243.32 feet more or less to the northerly right of way line of the Missouri Pacific Railway; thence in an easterly direction along said right of way line 153.60 feet more or less to the point of beginning of this description, containing 0.884 acres more or less.

On August 18, the City Council approved the rezoning of the location from RS-3 Single Family Residential to C-1 Neighborhood Commercial. The permitted uses of the C-1 Neighborhood Commercial zoning district include:

General Retail/Rental/Repair of Goods, Office, Neighborhood Center, Museums, Day Care Center, Medical Clinic, Indoor Exercise Club, Indoor Amusement Center, Dance Schools, Restaurant, Animal Hospital, Bank, Laundromat, Funeral Home, Personal Services, and Broadcasting Station.

Conditional Uses of the C-1 district that can be approved by the Board of Adjustment include:

Contractor/Trade Shop, Liquor Store, Indoor Mini-Warehouse, and Gasoline Station.

Individuals wishing to view the property may make appointments by contacting Matt Schofield, Fire Chief or Kathi Luebbert at 573-634-6401.

On April 11, 2014 the Nunn Company appraised the property value at between \$190,000.00 to \$210,000.00.

Those wishing to make offers should use the form below and submit the offer in writing within a sealed envelope to City of Jefferson Finance Department. The City reserves the right to reject any and all offers. A map of the sale property is attached.

Amount Bidder will Pay
To City of Jefferson

Old Fire Station 3
2104 Industrial Drive
Jefferson City, Missouri

\$ _____

This offer is firm for _____ days.

NAME _____

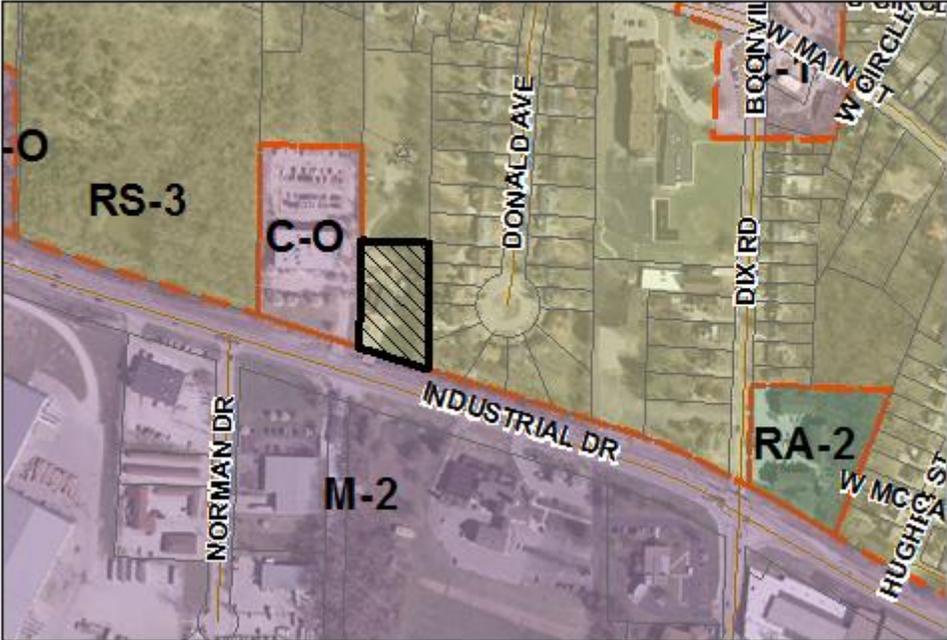
AGENT AND TITLE _____

ADDRESS _____

TELEPHONE _____ DATE _____

OFFEROR SIGNATURE _____

2104 Industrial Dr - Location



2104 Industrial Dr - Air Photo



2104 Industrial Dr - Street View



Comprehensive Plan Excerpt



