

FOR SALE

12,000 +/- SQ. FT. COMMERCIAL FACILITY
ON 2.5 +/- ACRES



SHOP/OFFICE & STORAGE ON 2.5 +/- ACRES

- Commercial Buildings
- Great Location close to I-70
- Shop/Office & Storage Space
- Service & Wash Bays
- Nice Level Acreage

* Taxes \$8,204 for 2016 (for full 5 acres)

77 ROELKER ROAD
WRIGHT CITY, MO 63390

PRICE: **499,900**

This commercial/light manufacturing facility offers abundant office, shop and storage space. Nice level acreage with some fencing and multiple buildings totaling 11,944 +/- sq. ft., various sized overhead doors, service/wash bays, floor drains and tube-radiant heat. Plenty of parking and room to expand on the 2.5 +/- acres makes this a great opportunity. Ready for your new business with easy access and public amenities. Located just off the South Service Road on Roelker Road close to I-70.

Directions: Take I-70 to the Second Wright City exit #199. At the top of the ramp make a left crossing over I-70 to the stop sign. Turn left on the South Service Road (Veterans Memorial Parkway) and proceed to the Roelker Road. Turn right on Roelker Road and go 500 yards to the property on the right. Watch for the Westbound Real Estate sign.

For more information please contact:
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