

FOR SALE

Building & 0.71 acre with Hwy 70 Visibility



GREAT COMMERCIAL AND INVESTMENT POTENTIAL!

PRICE: **\$109,900**

Located off Veterans Memorial Parkway/ South Service Road with great highway visibility. Over 40,000 cars a day! This 0.71 acre offers public water, sewer and all city amenities with easy access to I-70. Nice potential for a rental home or ideal opportunity for your new commercial business with plenty of surrounding level land to grow. Great investment for future development. Please note the sewer has a grinder pump located on this property.

* Taxes \$691 for 2016

**427 WN 2ND STREET
WRIGHT CITY, MO 63390**

For more information please contact:

Phil Reid at 314-486-8642



Directions: 70 west to the first Wright City exit #200. At the top of the ramp, turn left on Elm Street and make an immediate right onto the Southeast Service Road/Veterans Memorial Parkway and proceed 0.6 mile to the entrance of the property on the left. **Watch for the westbound Real Estate sign.**

Google Coordinates; 38.828443, -91.032109