

# FOR SALE

## 9,630 +/- SQ. FT. METAL BUILDING ON 6 +/- ACRES

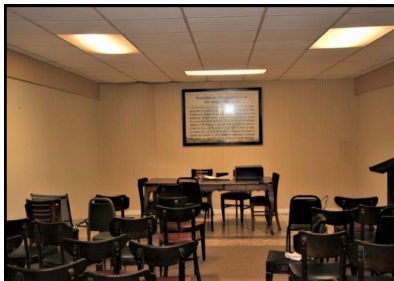


### PROPERTY FEATURES

- ◆ Steel & partial brick front building
- ◆ Huge open area with stage and TV hook-ups
- ◆ Bar and kitchen area
- ◆ Finished office space and meeting room
- ◆ Overhead door with large storage room in basement
- ◆ Men & Women bathrooms
- ◆ Numerous double doors
- ◆ Two 400 amp-service panels
- ◆ Ample parking
- ◆ Public water, private septic system and propane gas
- ◆ 2,160 +/- sq. ft. in basement
- ◆ Easy access to Hwy W & I-70

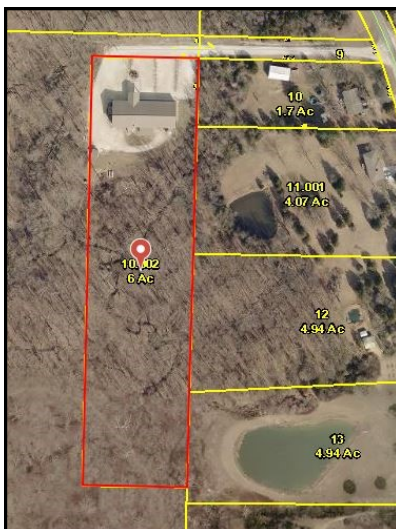


**LOT SIZE: 6+/- ACRES**  
**PRICE: \$375,000**



**28855 LEGION TRAIL**  
**WARRENTON, MO 63383**

Special use Residential Development zoned property with easy access to Hwy W and I-70. Ideal opportunity for church, reception hall, bar or other type business. The remaining wooded gently rolling acreage allows for future potential growth. Property offers electric, public water, private septic system and propane gas. Located just off State Hwy W close to Warrenton.



**Directions:** 70 west to the Warrenton exit #193. At the top of the ramp, turn right on Hwy 47 and make an immediate left onto the Northwest Service Road and proceed 1 mile to Hwy W. Turn right on W and continue approximately 0.4 mile to the road on the left to the property. **Watch for the Westbound Real Estate sign.**

Google Map Coordinates: 38.825911, -91.160693

Contact: **Philip Reid 314-486-8642**