

FOR SALE

4,000 SQ FT OFFICE-WAREHOUSE

WARRENTON, MO



- High Traffic Area
 - Commercial Center
 - Close to 70
 - Office Space/Workshop
 - 10 by 10 Garage Doors
 - Ample Paved Parking
 - Current Rental Income
 - Large 150 by 80 +/- Lot
- * Taxes \$2,867 for 2017



**907 VETERANS MEMORIAL PKWY E
WARRENTON, MO 63383**

PRICE: \$209,900



This commercial property offers extensive office space and a large open area with 2 garage door entries. The main office space consists of a 31 x 24 central area with a lunchroom/private office. The hallway with 2 bathrooms & storage areas connects to the adjacent business space currently offering additional income with a month to month lease. There is a reception area with 2 large office/multi-purpose spaces. The garage/workshop area has 12 ft. ceiling clearance which is ideal for all types of services or storage. The paved parking lot accommodates 12 cars along the front of the building in a high traffic area.

Directions: Take I-70 to the Warrenton exit #193. South on Hwy 47 to east on Veterans Memorial Pkwy approximately 3/4 mile to property on left. **Watch for the Westbound Real Estate sign.**



For more information please contact:
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