

# FOR SALE

512 E. Booneslick Road, Jonesburg, MO 63351



## FRONTAGE ON SOUTH SERVICE RD!

- ◆ I-70 Visibility
- ◆ South Service Road Frontage
- ◆ 2 Commercial Buildings
- ◆ Highspeed Internet
- ◆ Large Storage Building
- ◆ Heavy Duty Semi-truck Scale
- ◆ Some Fencing
- ◆ Great Location
- ◆ Jonesburg/Montgomery R-II School District

\* Taxes \$4,396 for 2018

**LOT SIZE: 17 ACRES**

**PRICE: \$219,900**

**Interstate 70 visibility!** Zoned industrial, great opportunity for trucking business or other light industrial or commercial activity. Heavy semi-truck scale, over \$80,000 worth of rock in parking lot, 2 commercial and one out building. Highspeed internet, public water and sewer line running through the property. This 17 acre tract offers the ideal location for your new business or potential commercial development with frontage on the South Service Road and access to Lion's Estates Drive. \*Seller may sell property without "truck Scale" for \$185,000.

**Directions:** 70 west to the Truxton/Pendleton exit, #188. Go left crossing over the Hwy to right on the South Service Road. Proceed 3.6 miles to the property on the left. Property has frontage on the South Service Road. **Watch for the Westbound Real Estate sign.**

For more information please contact:  
**Philip Reid 314-486-8642**

