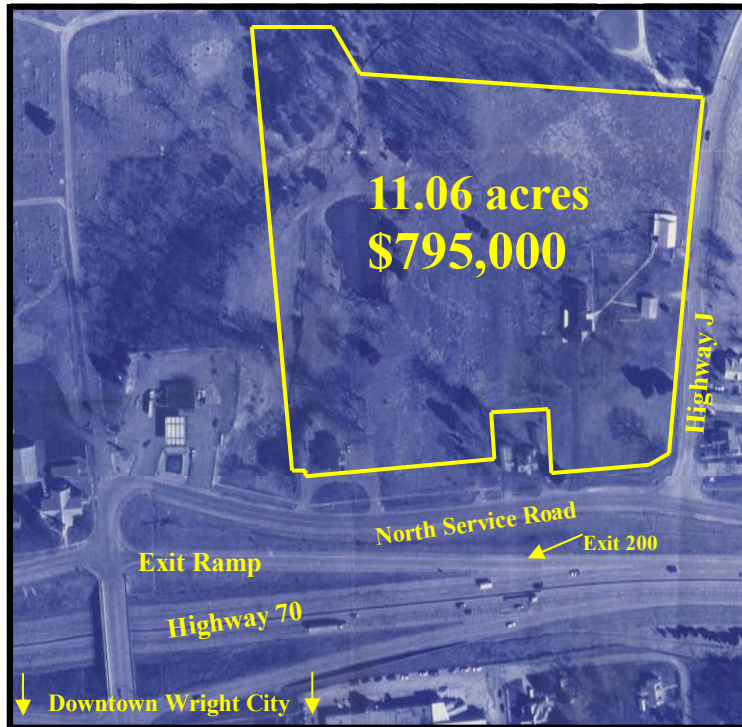


FOR SALE

11.06 Acres of Highway 70 & J



PRIME COMMERCIAL OPPORTUNITY!

- Excellent highway visibility
- Corner lot
- Zoned C-4 commercial
- City utilities
- Home & 2 outbuildings

**209 E. NORTH SERVICE RD
WRIGHT CITY, MO 63390**

PRICE REDUCED!!!

LOT SIZE: 11.06 ACRES

PRICE: \$795,000

Prime commercial opportunity in high traffic area! Property has Hwy 70 frontage just off Wright City exit, #200. **Zoned C-4 with city utilities.** Property can be divided into 6.85 acres and 4.21 acres. Small lake on 6.85 acre lot. 3 Bedroom, 2 bath residence with full basement and 2 car garage, two story barn w/ concrete floor and overhead doors, and office/hobby building with garage door all included on 4.21 acre lot. Agent owned.

Directions: Take Highway 70 West to the first Wright City exit, exit 200. Make a right then immediate right again onto the North Service Road. Property is short distance on left, just past the gas station.

For more information please contact:

Philip Reid or Michelle Smith 636-456-5922

