

1900 Heritage Hills Washington, MO. 63090

Sale Price: \$445,000



Contact

Randy Lewis
(636)384-7355
a1mapmkr@gmail.com

Looking for an outstanding location on one of the busiest intersection in Washington, and Franklin County. This 2848 square foot building is the one. This parcel just over a half acre is sitting right along highway 47, that has over 18,970,00 vehicles per day go by. Along with highway 47 location this parcel is less then 1/4 mile from highway 100 intersection with highway 47. The traffic count on highway 100 is over 24,500 per day. Traffic study was done by MoDot in 2015. There are so many options to this location, I can not name them all. Call for a showing and let's look at this fine building sitting on this parcel of prime real estate.

DIRECTIONS: *1/4 mile north of the intersection of highway 100, and highway 47, in Washington, Missouri*



17813 Edison Ave ♦ Suite 200 ♦ Chesterfield, Missouri 63005

Office: (636) 532-1922 ♦ Fax: (636) 532-0222 ♦ info@shawrealtors.com ♦ www.shawrealtors.com

Area Information / Property Description

County	Franklin
Subdivision	Tracts
School District	Washington
Type	Commercial Land, Retail
Building Type	1 Story, freestanding, office building
Current Use	N/A
Lot Size	0.508+/- acres
Location	City, high traffic, hwy frontage, retail center
Street Access	Interstate/US hwy, Outer Road Access, State Highway
Taxes	\$5,400 / 2017
Approximate Road Frontage	782
Utilities	Water: Public Electric: Yes Telephone: Yes Sewer: Public

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

Cross Property Agent Only Format

Listing Number is 18007551

ML#:18007551 AD: 1900 Heritage Hills, Washington 63090-4625 Area: Washington Schoo Stat: Active



Agent ID: ranlewis	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Franklin	Ti#: 10-8-270-1-099-147000		Tran: Sale
Muni/Twp: Washington	Subdiv: Tracts		Taxes/Yr: \$5,400/2017
Schl Dist:			Agmt Type: XA/NOTA
EL:	JR:	SR:	Pr/Sqft: \$156.25
SA: 2.5	BA: 2.5	TA: 2.5	AF\$: /
Style:			

Prop Type: Commercial & Indr.		Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	Age:	#Carprt:	Upp Bd: /	Up Bth: /
Park: Parking Lot, Paved Asphalt			Mn Bd: /	Mn Bth: /
Lot Dim:	Acres: 0.508 ac	Appr SqFt: 2,848	Low Bd: /	Lw Bth: /
		SqFt Src: County Rec.	# Rms:	Ttl Bth: 0.0
			Ttl Liv Ar:	

Lot Desc:

Construction: Conventional **Condition:** Unknown **Ownership:**

Directions: 1/4 mile north of the intersection of highway 100, and highway 47, in Washington, Missouri

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Ag Remarks: Contact listing agent Randy Lewis 636-384-7355 for all showings. Buyer and buyers agents are responsible for all measurements of structures and real property.

Room Dimensions & Additional Information

Disc: City, Flood Plain No, Sellers Disc Not Av
Misc: 2+ Lavatories, Building Sign, Delivery Door, Display Window, Exterior Lighting

Utilities

Cool: Central-Electric	WtrSoftnr:	Sewer: Public
Heat: Forced Air	Cable Avl:	Water: Public
Source:		Wtr Heater:
Utility Avg:		

Financial Information

Orig List Price:	Entry Date:	2nd Mortgage: No
Poss Buy \$: Yes	Spec Cond: None	
Selling Terms: Cash, Conventional		

Office Information

Agent Name: Randy S Lewis (ID: ranlewis)	Contact Phone: Additional: 636-384-7355 Office: 636-532-1922
Email Addr: a1mapmkr@gmail.com	Fax: 636-532-0222
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: By Appointment Only, Call Listing Agent, Supra	List Assoc#:
	Ad Code:
	CDOM:

Presented By: Sheena Mullhall Phone: 636-532-1922