

# Highway 47 Warrenton, MO. 63383

**Sale Price: \$760,000**



## Contact

**Randy Lewis**

(636)384-7355

a1mapmkr@gmail.com

**Tom Shaw Jr**

(314)283-5064

TomShawJr55@gmail.com

This corner lot is in a high traffic area in Warrenton. It is ready to plant your business on immediately. This lot lays very nice and has plenty of room to put what ever business you might have in mind. Nice location.

### DIRECTIONS:

*The parcel sits at the northwest corner of highway "47" and Warrior Avenue in Warrenton*



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

<b>County</b>	Warren
<b>Subdivision</b>	Brune Business Park
<b>Cross Street</b>	Warrior Avenue
<b>Type</b>	Commercial Land
<b>Building Type</b>	None
<b>Current Use</b>	Land Only
<b>Lot Size</b>	11.46+/- acres
<b>Location</b>	Business Park, City, Corner location
<b>Street Access</b>	City Street, State highway
<b>Taxes</b>	\$2,000 / 2016
<b>Approximate Road Frontage</b>	1560
<b>Utilities</b>	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 17080951, is 170852453, is 17082461

**ML#:17082461 AD: Highway 47, Warrenton 63383 Area: Warrenton R-3 Stat: Active**



<b>Agent ID:</b> ranlewis	<b>BC:</b> SHAW	<b>Brkr:</b> Tom Shaw, REALTORS	<b>Ph:</b> 636-532-1922
<b>Tax Juris:</b> Warren	<b>Ti#:</b> 05-33.0-2-00-022.002.000		<b>Tran:</b> Sale
<b>Muni/Twp:</b> Warrenton	<b>Subdiv:</b> Brune Business Park		<b>Taxes/Yr:</b> \$2,000/2016
<b>Schl Dist:</b>			<b>Agmt Type:</b> XA/NOTA
<b>EL:</b>	<b>JR:</b>	<b>SR:</b>	<b>Pr/Sqft:</b>
<b>SA:</b> 2.5	<b>BA:</b> 2.5	<b>TA:</b> 2.5	<b>AF\$:</b> /
<b>Style:</b>			

### Description

<b>Prop Type:</b> Commercial & Indr.	<b>Gar Info:</b>	<b>Beds:</b> 0	<b>Bth(F/H):</b> 0(0 0)
<b>Style:</b>	<b>Age:</b>	<b>#Carprt:</b>	<b>Up Bth:</b> /
<b>Park:</b> None			<b>Mn Bd:</b> Mn Bth: /
<b>Lot Dim:</b>	<b>Acres:</b> 11.460 ac	<b>Appr SqFt:</b> 0	<b>Low Bd:</b> Lw Bth: /
		<b>SqFt Src:</b> Other	<b># Rms:</b> Ttl Bth: 0.0
			<b>Ttl Liv Ar:</b>

**Lot Desc:**

**Construction:** Condition: Other Ownership:

**Directions:** The parcel sits at the northwest corner of highway "47" and Warrior Avenue in Warrenton

**Remarks:** This corner lot is in a high traffic area in Warrenton. It is ready to plant your business on immediately. This lot lays very nice and has plenty of room to put what ever business you might have in mind. Nice location

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

### Room Dimensions & Additional Information

**Disc:** City, Sellers Disc Not Av

### Utilities

<b>Cool:</b> None	<b>WtrSoftnr:</b>	<b>Sewer:</b> Public
<b>Heat:</b> Other/None	<b>Cable Avl:</b>	<b>Water:</b> Public
<b>Source:</b>		<b>Wtr Heater:</b>
<b>Utility Avg:</b>		

### Financial Information

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

### Office Information

<b>Agent Name:</b> Randy S Lewis (ID: ranlewis)	<b>Contact Phone:</b> Additional: 636-384-7355 Office: 636-532-1922
<b>Email Addr:</b> a1mapmkr@gmail.com	<b>Fax:</b> 636-532-0222
<b>Co-Agent:</b> Thomas C Shaw Jr (ID: SJSHAW1)	<b>Contact Phone:</b> Additional: 314-283-5064 Office: 636-532-1922
<b>Email Addr:</b> tomshawjr55@gmail.com	
<b>Owner Name:</b>	<b>Owner Phone:</b>
<b>Occup Name:</b>	<b>Phone to Show:</b>
<b>Possession:</b> At Closing	<b>Licensee Assist'g Seller:</b> Designated Agent
<b>Show:</b> Call Listing Agent	<b>List Assoc#:</b>
	<b>Ad Code:</b>
	<b>CDDM:</b>

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

Listings as of  
10/17/2017 at 2:59 PM

All information herein has not been verified and is not guaranteed.  
Copyright © 2017 MARIS. All rights reserved.