

South Highway 47 Warrenton, MO. 63383

Sale Price: \$600,000



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:

This parcel is at the southeast corner of highway "47" and Warrior Avenue.



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	Warren
Subdivision	Warrior Acres
Cross Street	Warrior Avenue
Type	Commercial Land
Building Type	None
Current Use	N/A
Lot Size	4.92+/- acres
Location	City, Corner location, High Traffic
Street Access	City Street, State highway
Taxes	\$2,000 / 2016
Approximate Road Frontage	950
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 17082455

ML#:17082455 AD: South Hwy 47, Warrenton 63383 Area: Warrenton R-3 Stat: Active



Agent ID: ranlewis	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: Warren	Ti#: 05-33.0-2-00-026.000.000		Tran: Sale
Muni/Twp: Warrenton	Subdiv: Warrior Acres		Taxes/Yr: \$2,000/2016
Schl Dist:			Agmt Type: XA/NOTA
EL:	JR:	SR:	Pr/Sqft:
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: None			Mn Bd: /	Mn Bth: /
Lot Dim:	Acres: 4.920 ac	Appr SqFt: 0	Low Bd: /	Lw Bth: /
		SqFt Src: Other	# Rms:	Ttl Bth: 0.0
			Ttl Liv Ar:	

Lot Desc:

Construction: Condition: Unknown Ownership:

Directions: This parcel is at the southeast corner of highway "47" and Warrior Avenue.

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 for all showings. Buyer and buyers agents are responsible for all measurements of structures if any, and real property.

Room Dimensions & Additional Information

Discl: City

Utilities

Cool: None	WtrSoftnr:	Sewer: Public
Heat: Other/None	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
Co-Agent: Thomas C Shaw Jr (ID: SJSHAW1)	Contact Phone: Additional: 314-283-5064 Office: 636-532-1922
Email Addr: tomshawjr55@gmail.com	
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: Call Listing Agent	List Assoc#:
	Ad Code:
	CDOM:

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