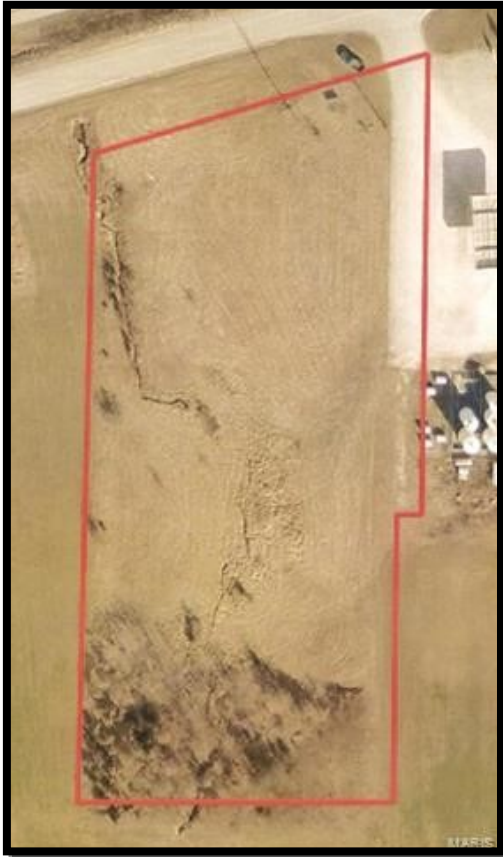


**South Service  
Wright City, MO. 63390**

**SALE PRICE: \$179,000**



**Contact**

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

This is a high visual location sitting right on the Interstate 70 right of way. Over 35,000 vehicles a day go past this property on the highway.

**DIRECTIONS:**

Take the Wright City exit 199 west on the south service road for 1.5 miles to parcel on the left.  
Just west of MFA Oil



### Area Information / Property Description

<b>County</b>	Warren
<b>Subdivision</b>	N/A
<b>Type</b>	Commercial
<b>Lot Size</b>	2.37+/- acres
<b>Lot Description</b>	Highly visible
<b>Street Access</b>	Interstate / US Hwy
<b>Taxes</b>	\$500 / 2016
<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 17058425, is 17058420

<b>ML#:</b> 17058420 <b>AD:</b> South Service, Wright City 63390	<b>Area:</b> Wright City R-2	<b>Stat:</b> Active
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<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> 04-19.0-0-00-006.033.000		<b>Dual:</b> Tran: Sale
<b>Muni/Twp:</b> Wright City	<b>Subdiv:</b> N/A		<b>Taxes/Yr:</b> \$500/2016
<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>#Carprt:</b>	<b>Upp Bd:</b>	<b>Up Bth:</b> /
<b>Park:</b> None		<b>Mn Bd:</b>	<b>Mn Bth:</b> /
<b>Lot Dim:</b>	<b>Acres:</b> 2.370 ac	<b>Appr SqFt:</b> 0	<b>Low Bd:</b>
			<b>Lw Bth:</b> /
			<b># Rms:</b>
			<b>Ttl Bth:</b> 0.0

<b>Construction:</b>	<b>Condition:</b> Unknown	<b>Ownership:</b>
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**Directions:** Take the Wright City exit 199 west on the south service road for 1.5 miles to parcel on the left. Just west of MFA Oil

**Remarks:** This is a high visual location sitting right on the Interstate 70 right of way. Over 35,000. vehicles a day go past this property on the highway.

**Ag Remarks:** Contact listing agent Randy Lewis 636-384-7355 for all showings. Buyers and buyers agents are responsible for measurements of all structures 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, Show at Will	<b>List Assoc#:</b>
	<b>Ad Code:</b>
	<b>CDOM:</b>

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

All information herein has not been verified and is not guaranteed.  
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Listings as of  
07/24/2017 at 3:27 PM