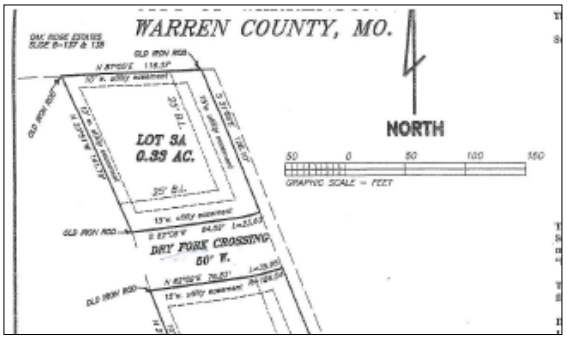
# FOR SALE

# FLAT COMMERCIAL ACREAGE



## 0.33 Acres
## Price: $29,000

## PROPERTY FEATURES:

- Lots of visibility
- South Hwy 47 frontage
- Water, sewer, gas and electric!
- Easy to access, corner location
- Zoned C-3
- Could be a nice homesite with proper variance as well
- Taxes: $395 in 2021

### Dry Fork Crossing, Warrenton, MO

**Directions:** Hwy 70 to the Warrenton Exit. Go South on Hwy 47 for approximately 2.2 miles to the property on the right. **Watch for the Westbound Real Estate sign.**

For more information contact: **Phil Reid at 314-486-8642**