

# FOR SALE

## FLAT COMMERCIAL ACREAGE



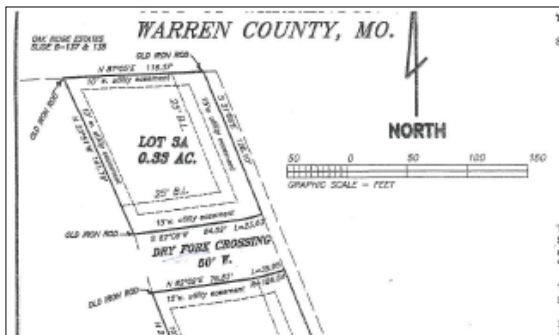
**0.33 ACRES**  
**PRICE: \$27,500**

### 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**