



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348



COZY HOME OR OFFICE SPACE - ZONED C3



PERFECT INVESTMENT FOR REHABBERS OR FOR FUTURE OFFICE SPACE!!! Zoned C-3, this property has so much potential for a wide variety of business uses or leave as residential. Get your hammers & creative vision ready, the house needs some TLC but would make a great home for those looking to downsize, a starter home for a small family, or a small business. The outbuilding is great for extra storage and the location can't get any better, with easy access to shopping, dining, I-70 and other amenities Warrenton has to offer. The Elks Lodge is located just next door with Schnucks, Walgreens, Imo's and many other businesses within 1 mile. Don't miss out on this fantastic opportunity, schedule a showing today!

Price \$149,900

 704 sq ft (approx.)

 2 bedrooms

 1 bathroom

**1018 Frick Ave.
Warrenton, MO 63383**

PHIL REID
Owner/Broker
314-486-8642

www.WestboundRealEstate.com

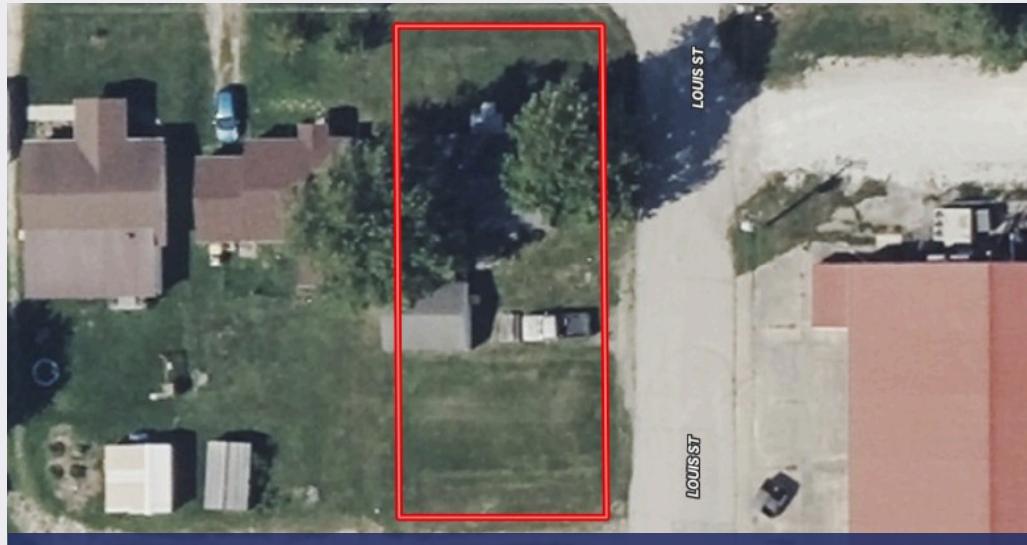
Office: 636-456-5922
phil@landtoday.com





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Google Coordinates 38.7342554277477, -91.23599573718047

PROPERTY FEATURES

- Large Corner Lot
- Flat & Level Ground
- Updated Windows
- Great for Office Space
- 20x16 Outbuilding
- 0.7 Miles From I-70
- Warren Co R-III Schools
- Taxes: \$563 for 2025

DIRECTIONS

I-70 West to exit 193 for S. State Hwy 47 Warrenton. Left onto S. State Hwy 47 for 0.2 Miles to a left on E Veterans Memorial Parkway. Follow for 0.4 miles to a left on Louis St. Home is on the left. Look for Westbound Sign!

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