



## 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!

*\*Property information deemed reliable but not guaranteed. Square footage, acreage, and property condition should be independently verified by the buyer. Price and availability are subject to change.*

**Price \$149,900**



704 sq ft (approx.)



2 bedrooms



1 bathroom

1018 Frick Ave.  
Warrenton, MO 63383

**PHIL REID**  
Owner/Broker  
314-486-8642





# WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348



Google Coordinates 38.7342554277477, -91.23599573718047

## 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!

## 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

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[www.WestboundRealEstate.com](http://www.WestboundRealEstate.com)

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