



# WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348



## MAIN STREET FRONTAGE - ZONED C2



**PRIME COMMERCIAL OPPORTUNITY!!!** This historic all-brick building located on Main Street offers flexibility with its zoning. Perfect for use as a small office, boutique, bookstore, or even as a residence...many possibilities! Located in a high visibility area with steady traffic flow that can benefit a small business. Features include original woodwork, butler pantry, high ceilings, tons of natural light inside, covered front porch, and large parking area in the rear of the building. Additionally, an attic & basement can be transformed for more expansion or storage. Plus, the biggest bonus - no grass to mow!

**Price \$235,000**

 1,528 sq ft

 2 bedrooms

 1 bathrooms



203 W. Booneslick Rd.  
Warrenton, MO 63383

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



\*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.

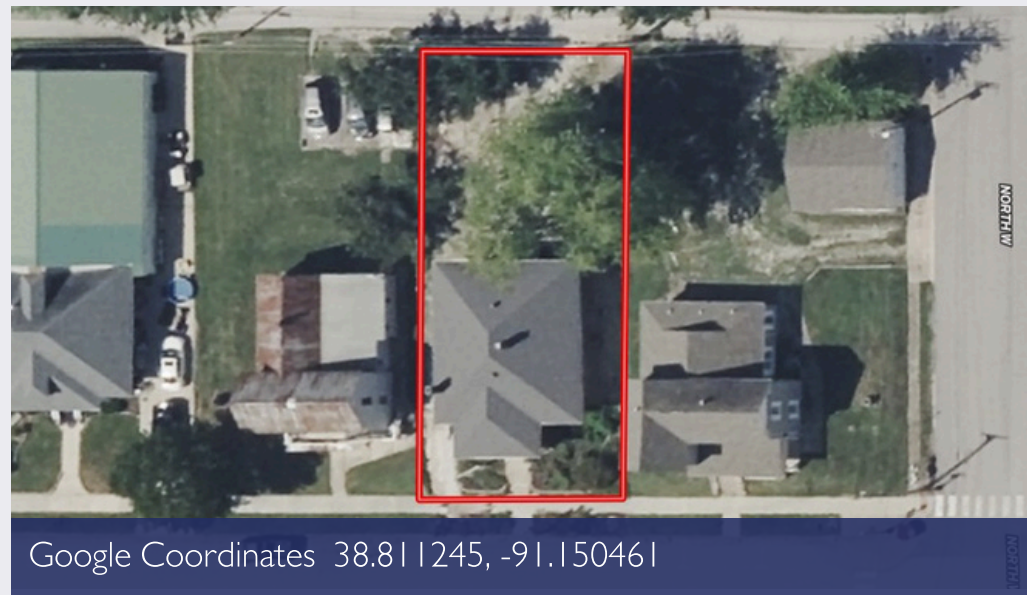
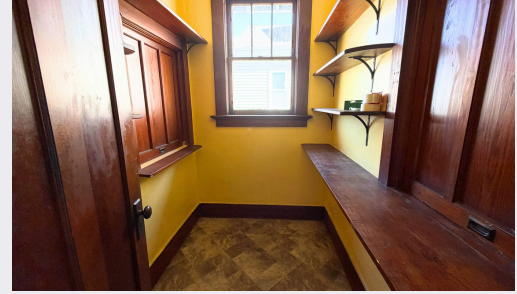
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Google Coordinates 38.811245, -91.150461

## PROPERTY FEATURES

- ✓ Main Street Frontage
- ✓ Newer Windows
- ✓ Original Woodwork
- ✓ No Grass to Mow
- ✓ Prime Commerical Location
- ✓ Warren County R-III Schools
- ✓ Taxes - \$1,786 for 2025

## DIRECTIONS

I-70 W to exit 193 for MO-47 (Warrenton), left onto S. Hwy 47, follow for .8 miles to a right on Booneslick Rd/E Main St. Destination is a half mile on the right.

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