



**WESTBOUND**  
REAL ESTATE, LLC  
636-456-5922

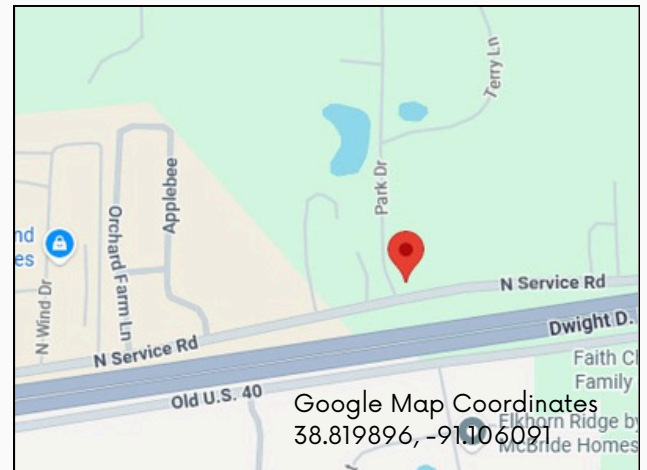
# 4 ACRE LOT

## SMALL BUSINESS/INVESTMENT

N. SERVICE RD. E., WRIGHT CITY, MO



- ✓ Commercial Property - Zoned C1
- ✓ Interstate 70 views
- ✓ Blacktop frontage- over 500 ft
- ✓ Electric and water available/accessible
- ✓ Ideal for small business or residence
- ✓ Less than 2 miles from I-70
- ✓ Property taxes, \$731 for 2025
- ✓ Asking \$199,900



*\*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.*

**DIRECTIONS:** Take Highway 70 west to the second Wright City exit (exit 199). Turn right onto Wildcat Dr. Left at intersection onto N Service Rd. Follow for 3.7 miles, property on the right. Look for Westbound Real Estate Sign !

### Listing Agent

Phil Reid  
Owner/Broker

📞 O: 636-456-5922

📞 D: 314-486-8642

✉️ phil@landtoday.com

