



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348



COMMERCIAL/RESIDENTIAL OPPORTUNITY



IDEAL SET UP FOR A HOME-BASED BUSINESS on 4.46 acres!!! All-brick spacious ranch w/commercial-grade outbuilding for comfortable living, business or investment potential. Only 1.5 miles from I-70 w/ blacktop frontage. Home features 3 generously sized bedrooms, each w/ its own bath, an eat-in kitchen & dining combo with large bay window and a full walk-out basement with abundant storage space or future finishing opportunities. Home also has a wood stove for heating in the winter to keep electric costs down & central vac. Whether you're looking for a live/work opportunity, a home w/ room to grow, or a property with commercial potential in a prime location, this one-of-a-kind offering checks all the boxes.

Price \$825,000

 2,551 sq ft

 3 bedrooms

 4.5 bathrooms

2601 N. State Hwy 47
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.

www.WestboundRealEstate.com

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



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Google Coordinates 38.842185, -91.136235

PROPERTY FEATURES

- ✓ Zoned C-3 Commercial
- ✓ Public Utilities
- ✓ 60 x 64 Outbuilding
- ✓ Walkout Basement
- ✓ Expansive Level to Gently Rolling Backyard
- ✓ Storage Shed & Lean-To
- ✓ Warren County R-III Schools

DIRECTIONS

I-70 West to exit 193 for MO-47 toward Warrenton/Hawk Point. Turn right onto MO-47 North and follow for 1.5 miles, property is on the left. Watch for the Westbound sign.

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