



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348



COZY HOME OR OFFICE SPACE - ZONED M1



OUTSTANDING COMMERCIAL/RESIDENTIAL OPPORTUNITY IN THE HEART OF FORISTELL! Positioned on a level half-acre lot in one of the region's fastest-growing communities, this versatile property offers exceptional potential for investors, business owners, or keep it as a residence! Zoned M-1, the property allows for a wide range of uses with the existing 896-square-foot home either as a residence, or small commercial opportunity, well-suited for a contractor's office, insurance agency, real estate office, professional services, coffee shop, retail business or similar. Currently generates over \$900 per month in residential rental income. Ideally located just off Highway T in the City of Foristell, with easy access to I-70.

*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 \$189,900



896 sq ft (approx.)



2 bedrooms



1 bathroom

100 Mulberry St..
Foristell, MO 63348

PHIL REID
Owner/Broker
314-486-8642



www.WestboundRealEstate.com

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



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Google Coordinates 38.814208, -90.955260

DIRECTIONS

Take Highway 70 west exit 203 for MO-T/MO-W/Foristell. Left onto State Rte W, right onto Veterans Memorial Pkwy, left onto Hwy T for 0.1 miles to a left on Mulberry St. Property on the right.

PROPERTY FEATURES

- ✓ Large Corner Lot
- ✓ Flat & Level Ground
- ✓ Fenced Yard
- ✓ Great for Office Space
- ✓ 680 Sq Ft Outbuilding
- ✓ 0.4 Miles From I-70
- ✓ Wentzville R-IV Schools
- ✓ Taxes: \$1,390 for 2025

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