



WESTBOUND

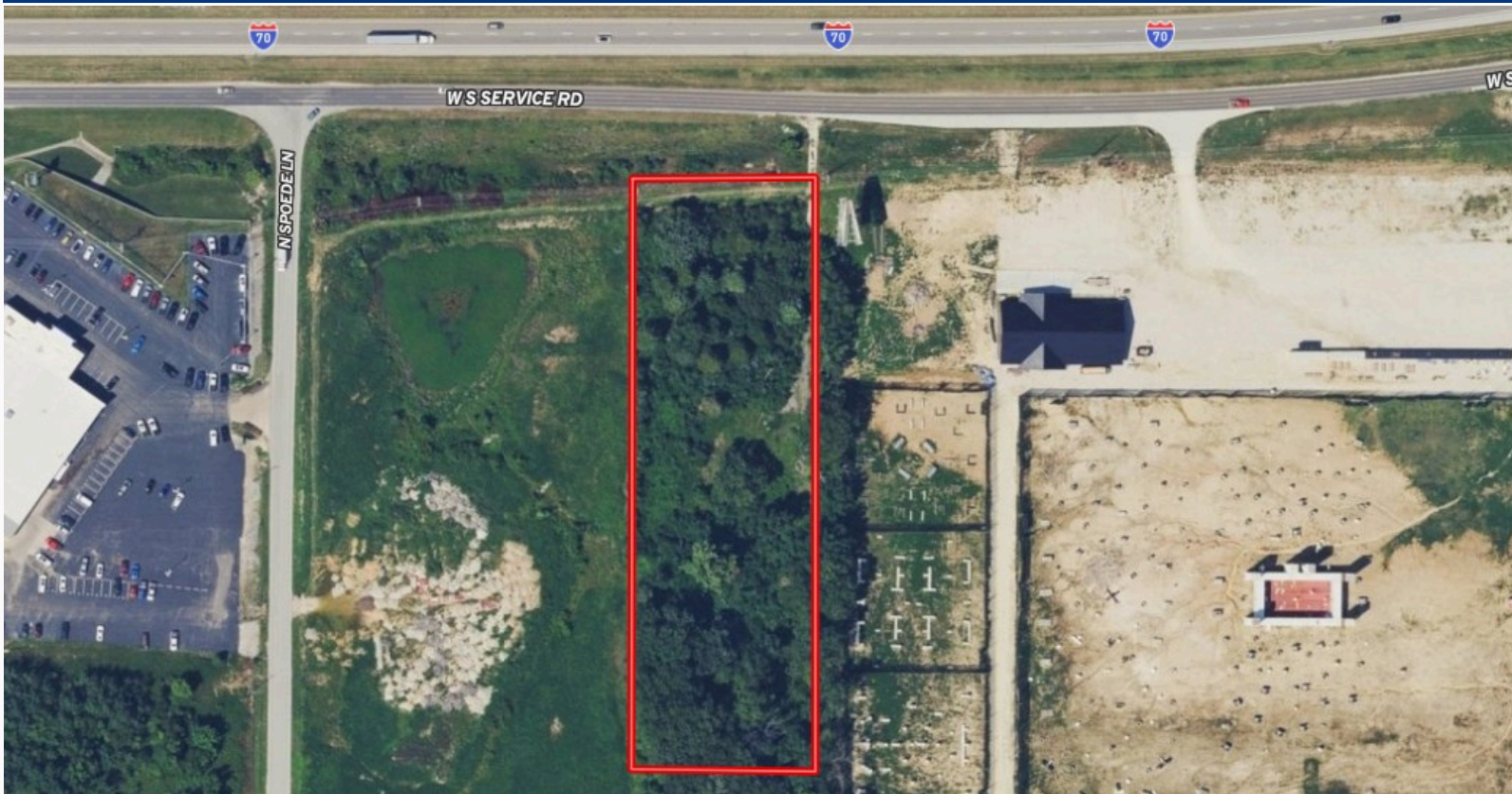
REAL ESTATE, LLC

636-456-5922

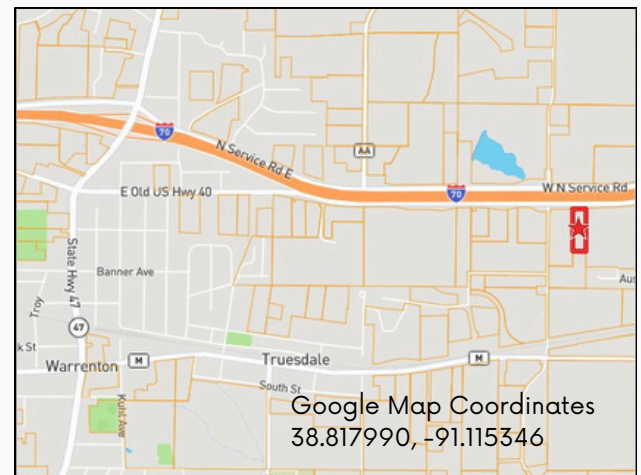
2.74 ACRE LOT

SMALL BUSINESS/LIGHT INDUSTRIAL

1960 VETERANS MEMORIAL PKWY, TRUESDALE MO 63380



- ✓ Commerical Property - Zoned C-2
- ✓ 1.7 miles from I-70
- ✓ Approx. 190 ft of Hwy Frontage
- ✓ Large level to gently rolling lot
- ✓ City water available
- ✓ Electric available
- ✓ Property taxes, \$2,082 for 2025
- ✓ Asking \$350,000



**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 exit 193 for S. State Hwy 47/ Warrenton. Left onto S. State Hwy 47, left onto Veterans Memorial Pkwy & follow for approximately 1.7 miles. Property on the right. Watch for the Westbound sign.

Listing Agent

Phil Reid

Owner/Broker

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