



WESTBOUND

REAL ESTATE, LLC

636-456-5922

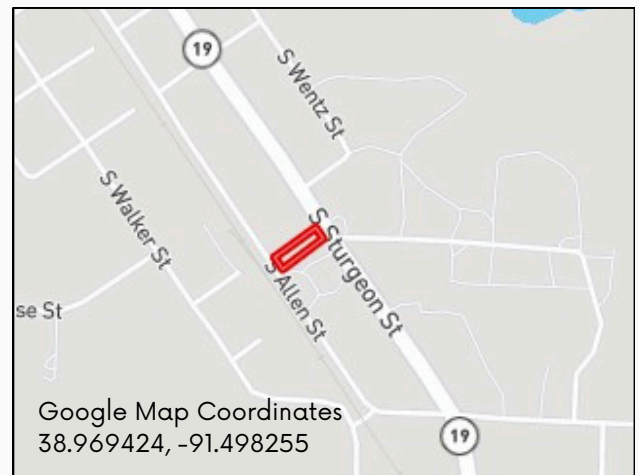
6,000 SQ FT BUILDING

SMALL BUSINESS/WAREHOUSE

685 S. STURGEON ST. MONTGOMERY CITY, MO 63361



- ✓ Commerical Property
- ✓ 5.4 miles from I-70
- ✓ Hwy 19/S. Sturgeon Frontage
- ✓ High Traffic Area
- ✓ 120x50 Structure w/10 Ton Bridge Crane
- ✓ 3 Phase Electric
- ✓ Property taxes, \$1,351 for 2025
- ✓ Asking \$75,000



**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: I-70 West to exit 175 for MO-19/New Florence. At the traffic circle take the 2nd exit onto N MO-19, follow for 5.4 miles, building on the left. Watch for the Westbound sign.

Listing Agent

Phil Reid

Owner/Broker

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