

# FOR SALE

## 4.21 Acres of Highway 70 & J



**209 E. NORTH SERVICE RD  
WRIGHT CITY, MO 63390**



### PRIME COMMERCIAL OPPORTUNITY!

- Excellent highway visibility
- Corner lot
- Zoned C-4 commercial
- City utilities
- Home & 2 outbuildings

**PRICE REDUCED!!!**

**LOT SIZE: 4.21 ACRES**

**PRICE: \$375,000**

**Prime commercial opportunity in high traffic area!** Property has **Hwy 70 frontage** just off Wright City exit, #200. **Zoned C-4 with city utilities.** 3 Bedroom, 2 bath residence with full basement and 2 car garage, two story barn w/ concrete floor and overhead doors, and office/hobby building with garage door all included. A 6.85 acre lot is available adjacent to this property.

Agent owned.

Directions: Take Highway 70 West to the first Wright City exit, exit 200. Make a right then immediate right again onto the North Service Road. Property is short distance on left, just past the gas station.

For more information please contact:  
**Philip Reid 314-486-8642**