

# FOR SALE

## EXCELLENT COMMERCIAL LOCATION!



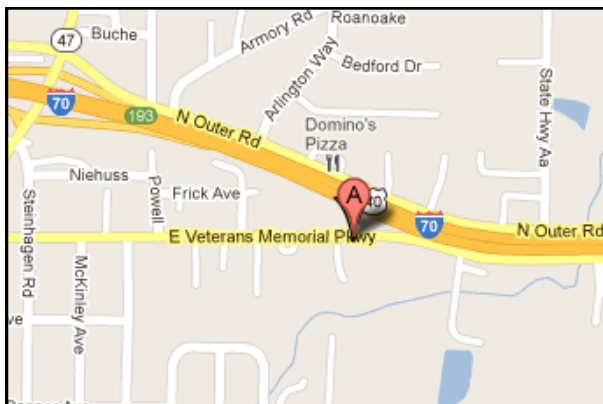
### GREAT EXPOSURE !

- Great location
- Blacktop frontage
- Ideal for business
- Easy Access
- Mostly open



**PRICE: \$299,500**  
**LOT SIZE: 6.25 +/- ACRES**

Commercial location on East Veterans Memorial Parkway with excellent exposure. Great opportunity for your new business. Located in a high traffic area close to I-70 on the South Service Road.



**Directions:** Take Hwy 70 West to the Warrenton exit. At the top of the ramp, turn left crossing over 70 and go to the second set of stoplights. Turn left on Veterans Memorial Parkway and proceed approximately 1/2 miles to the property on the right. Watch for the Westbound Real Estate sign.

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