

FOR SALE

1910 WOODSON ROAD
OVERLAND, MO 63114

PRICE REDUCED!

Offered at:

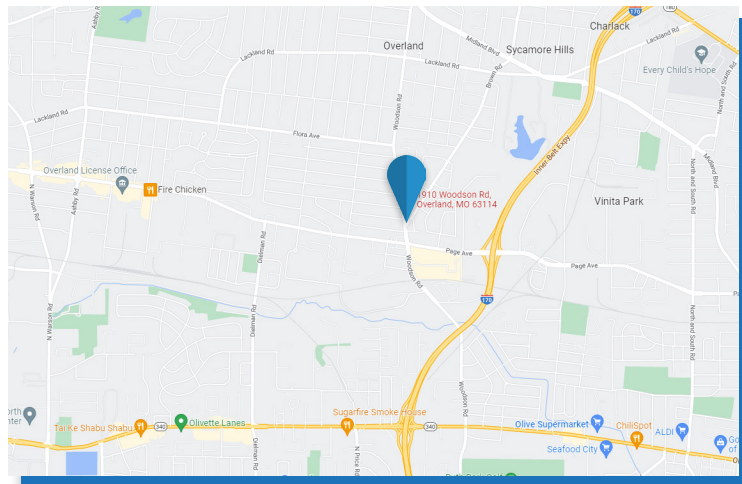
~~\$425,000~~

\$415,000



- Tremendous Owner/User Opportunity
- Free standing 2,400+/- SF building on 22,399+/- SF lot
- Zoned C-1 Neighborhood
- Well Maintained Property with Polished Concrete Floors
- Interior Ceiling Height 14' with R-30 Insulation
- 2 x 6 Exterior Walls with 3" Foam Combined with 3" Batting Insulation for a minimum Total of R-20 Walls

- All Electric Service with 400 AMP-3-Phase
- Two Large 12 x 12 Drive-In Doors with Tinted, Tempered and Insulated Glass
- 30-year Architectural Roof
- Large Parking Lot with 6" Concrete Pour and Some Exposed Aggregate
- Real Estate Taxes for 2021 were \$11,180
- Approximately 1-Mile to Page Boulevard and in Close Proximity to I-70
- No Inventory or Business Included in this Sale
- 1-Year Lease Term with Existing Tenant and Possession may be Negotiable
- Showings By Appointment Only-Do Not Disturb Tenant



For more information contact:

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