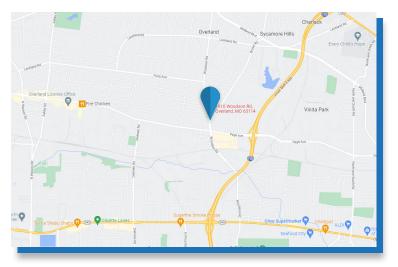


THE PROPERTY

FOR SALE 1910 WOODSON ROAD OVERLAND, MO 63114



- 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



For more information contact:

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John Heger Direct: 636-231-3128 Cell: 314-570-6601 jheger@cbphomes.com



- 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 1-70
- 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

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.