

1060 MEYER ROAD
WENTZVILLE, MO 63385



Contact Information

Michael Cozad
(314) 646-3307
mcozad@cozadgroup.com

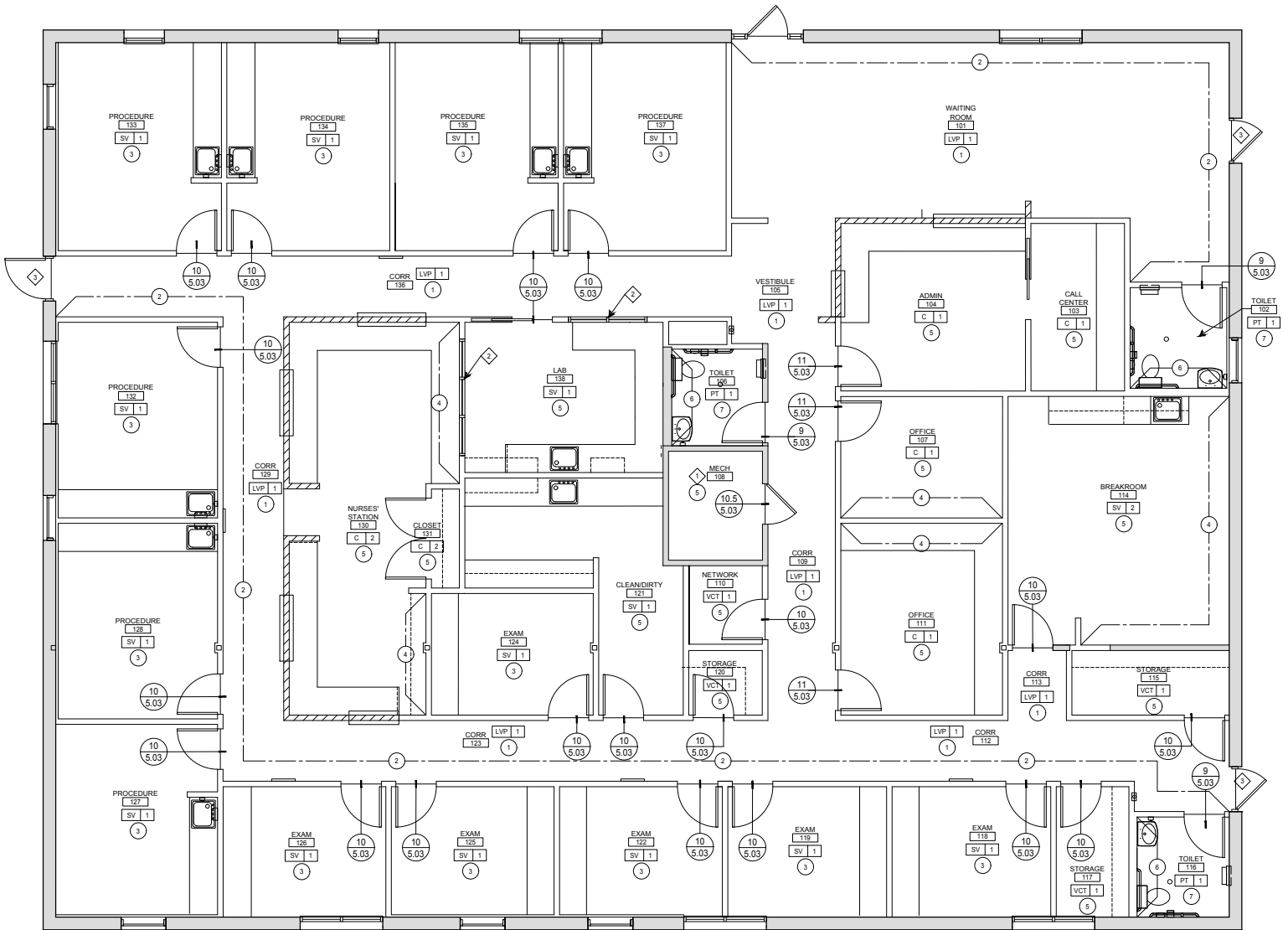


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 6,000 SF medical office building
- ▶ Parking ratio: 6 per 1,000
- ▶ Converted/Renovated to Medical Use in 2021
– *Build out includes 7 Procedure Rooms, 6 Exam Rooms, and 2 Private Offices*
- ▶ Located at the intersection of Meyer Road and Wentzville Parkway
- ▶ Excellent location in Wentzville, a highly desirable location as one of the fastest-growing cities in Missouri
- ▶ Easy access to I-70, I-64, and MO-61
- ▶ Surrounded by an abundance of amenities
- ▶ Available March/April 2026
- ▶ **For Sale: \$2,500,000**

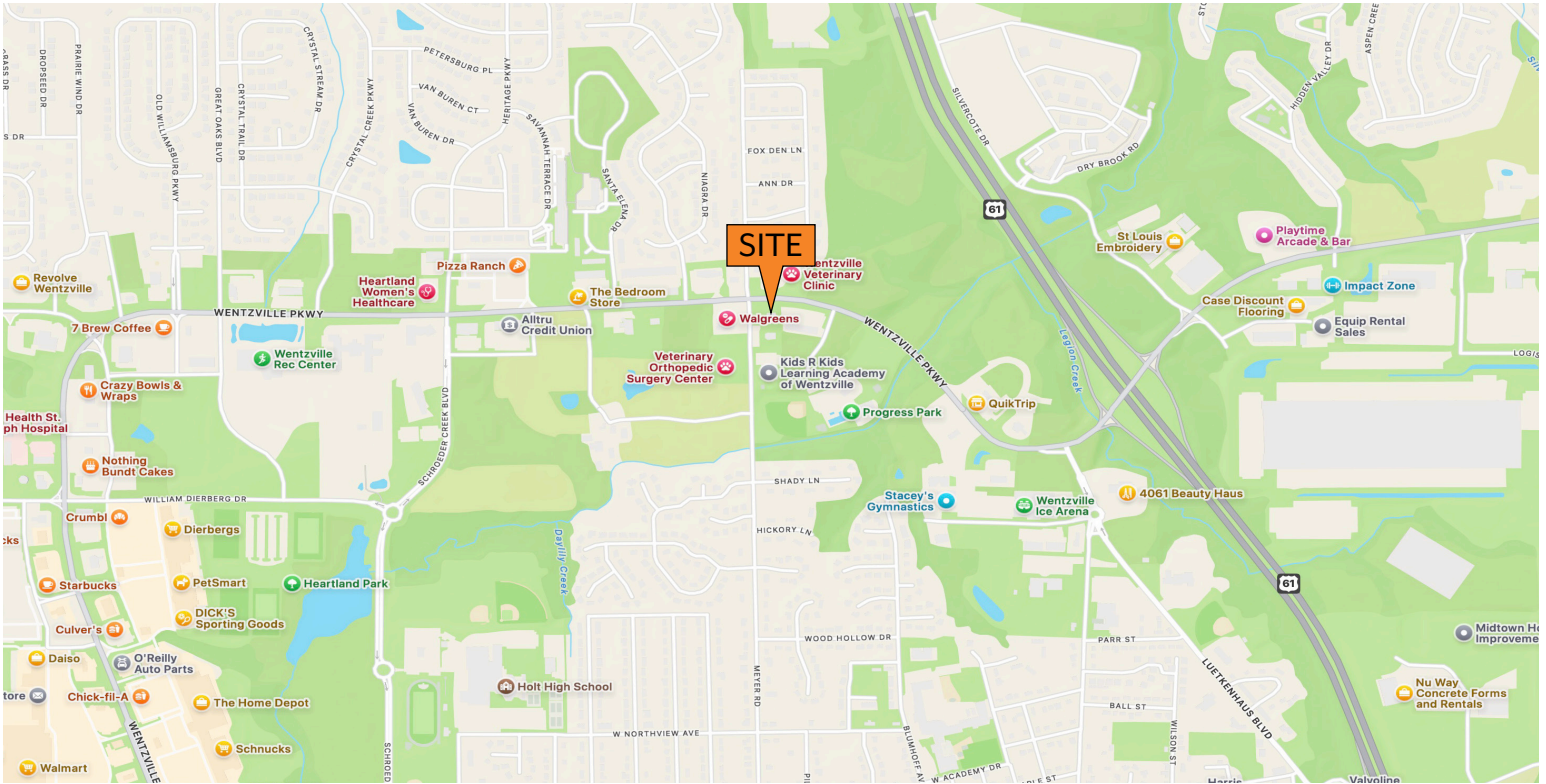
1060 MEYER ROAD WENTZVILLE, MO 63385



Information herein has been obtained from the owner of the property or from 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 that purchaser investigate fully.

COZAD COMMERCIAL REAL ESTATE
MD REAL ESTATE ADVISORS
 A subsidiary of Cozad Commercial Real Estate, Ltd.
 16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143

555 N. NEW BALLAS ROAD CREVE COEUR, MO 63141



Information herein has been obtained from the owner of the property or from 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 that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE
MD REAL ESTATE ADVISORS**
A subsidiary of Cozad Commercial Real Estate, Ltd.
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143