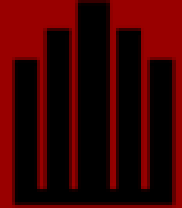


1621 Marriot Ln · Barnhart MO, 63012

FOR SALE: \$599,000

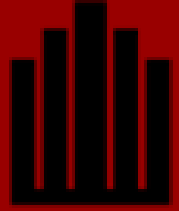




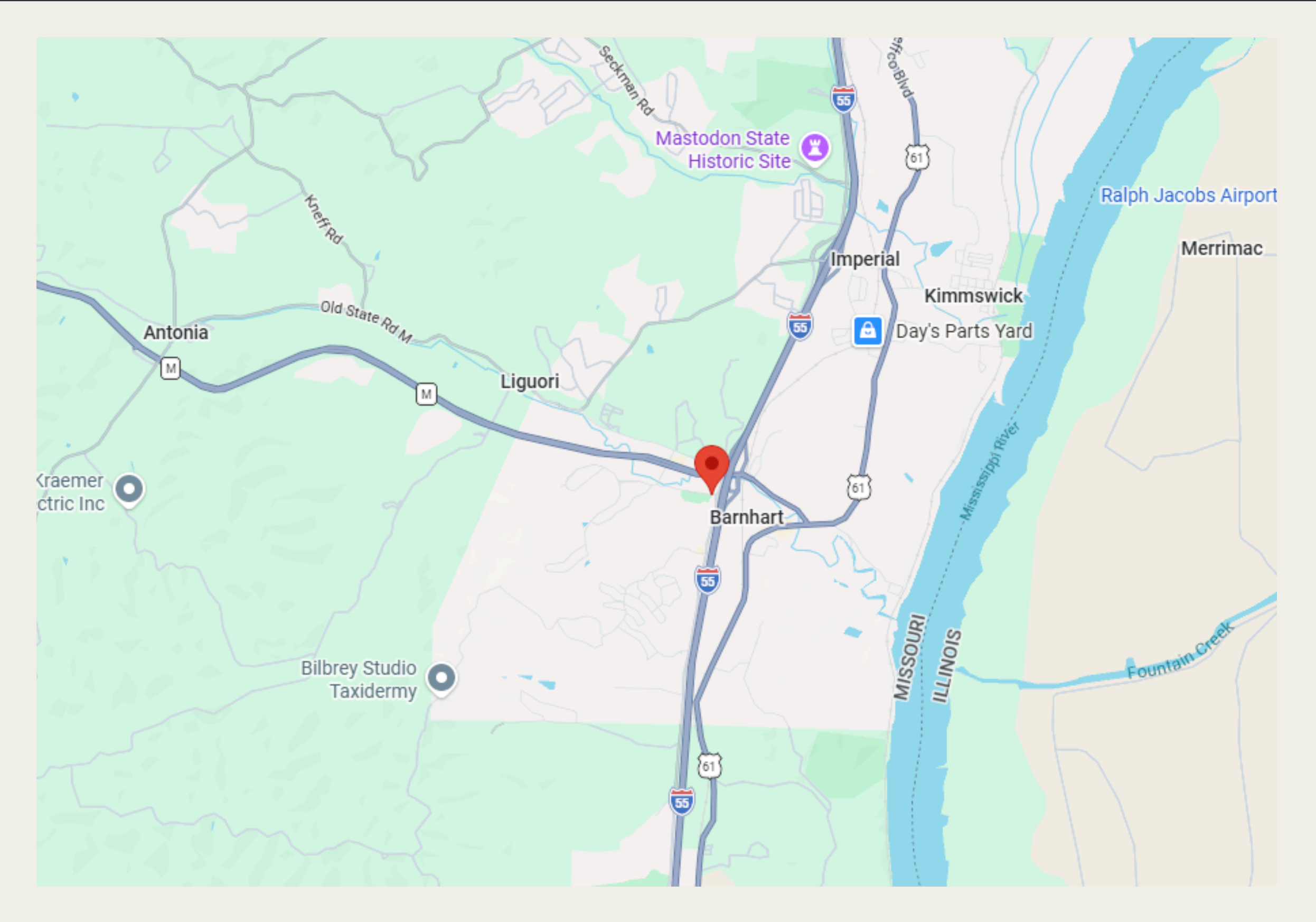
PROPERTY HIGHLIGHTS

- ±5,474 SF retail building situated on 0.80 acres, featuring an existing canopy at the site entrance
- Ideal for an owner-user, investor, or a hybrid user/investor strategy
- Former convenience store adaptable for a variety of retail uses
- Previously configured for two tenants; building can be further demised for up to four individual suites
- Solar panel system in place to help reduce operating costs
- Excellent visibility with direct frontage along Hwy 55 and access via Metropolitan Blvd (Route M exit)
- Strong traffic exposure with approximately 42,356 vehicles per day on Hwy 55
- Surrounded by retailers including Express Mart, McDonald's, Walgreens, AutoZone, and more
- Zoned CC-2, permitting a wide range of retail, office, and commercial uses
- 2025 property taxes: \$6,623





LOCATION



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