



West County Office/Shop Yard/Storage Space FOR SALE



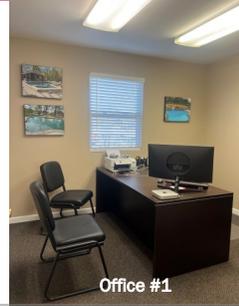
Front of Building Facing Manchester Rd.



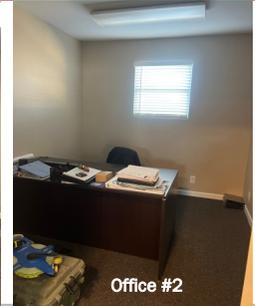
Interior Front Door



Front Office Door



Office #1



Office #2



Manchester Monument Sign



Additional Manchester Signage



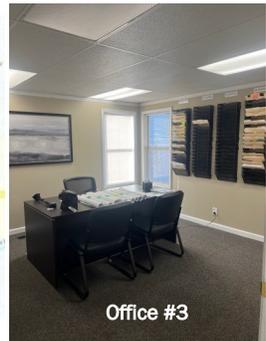
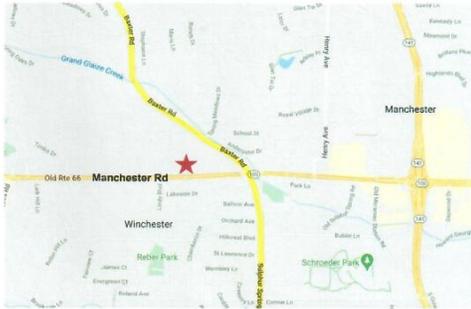
Sight Proof Gate into Contractor Yard



Contractors Yard Looking South



Break Room



Office #3

West County Office Contractors Shop Yard Manchester, Missouri 14563 MANCHESTER ROAD

\$719,000.00

- CONTRACTOR YARD WITH OFFICE AND OUTDOOR STORAGE.
- NEW ROOF IN OCTOBER 2024.
- MANCHESTER ROAD FRONTAGE WITH GREAT VISIBILITY.
- 16,200 SQ. FT. SITE ZONED C1 CITY OF MANCHESTER.
- SERVICE BUSINESS WELCOMED IN THE CITY OF MANCHESTER.
- 4 MAIN FLOOR OFFICES, BREAK ROOM AND CONFERENCE ROOM
- LOWER LEVEL STORAGE FOR CONTRACTOR SUPPLIES.
- LARGE PARKING FIELD AND STORAGE IN CONTRACTOR'S YARD.
- FOUR CAR FRONT PARKING AREA ALONG MANCHESTER ROAD
- DUAL GATED ACCESS INTO CONTRACTOR'S STORAGE YARD
- LARGE FRONT MONUMENT SIGN WITH BONUS SIGN ON BUILDING.
- NEW FENCE, SIDING AND GUTTERS INSTALLED IN 2025.
- EXTERIOR STORAGE RACKS AVAILABLE FOR PURCHASE.
- FURNITURE AND TRADE FIXTURES AVAILABLE SEPARATELY.

For more information or tours please call Charles St. Onge, CCIM (314) 591-6606



Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

Visit our Website

www.stongemanagement.com



West County Office/Shop Yard/Storage Space FOR SALE



Front of Building Facing Manchester Rd.



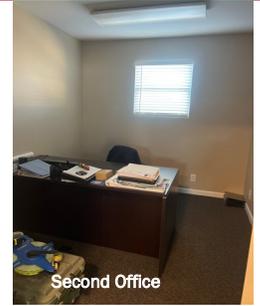
Interior Front Door



Front Office Door



First Office



Second Office



Manchester Monument Sign



Additional Manchester Signage



Sight Proof Gate into Contractor Yard



Contractors Yard Looking South

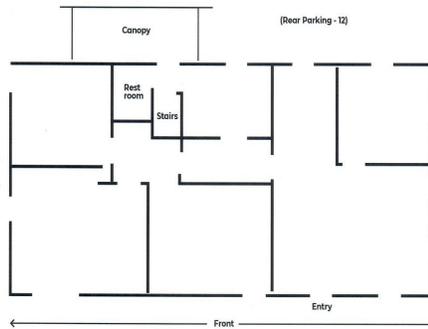


Break Room



Office #3

BUILDING FLOOR PLAN



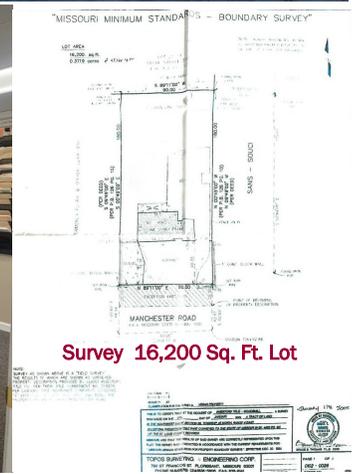
4 Parking in Front (Manchester Rd)



Large Office #4



Back of Office



Survey 16,200 Sq. Ft. Lot



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