

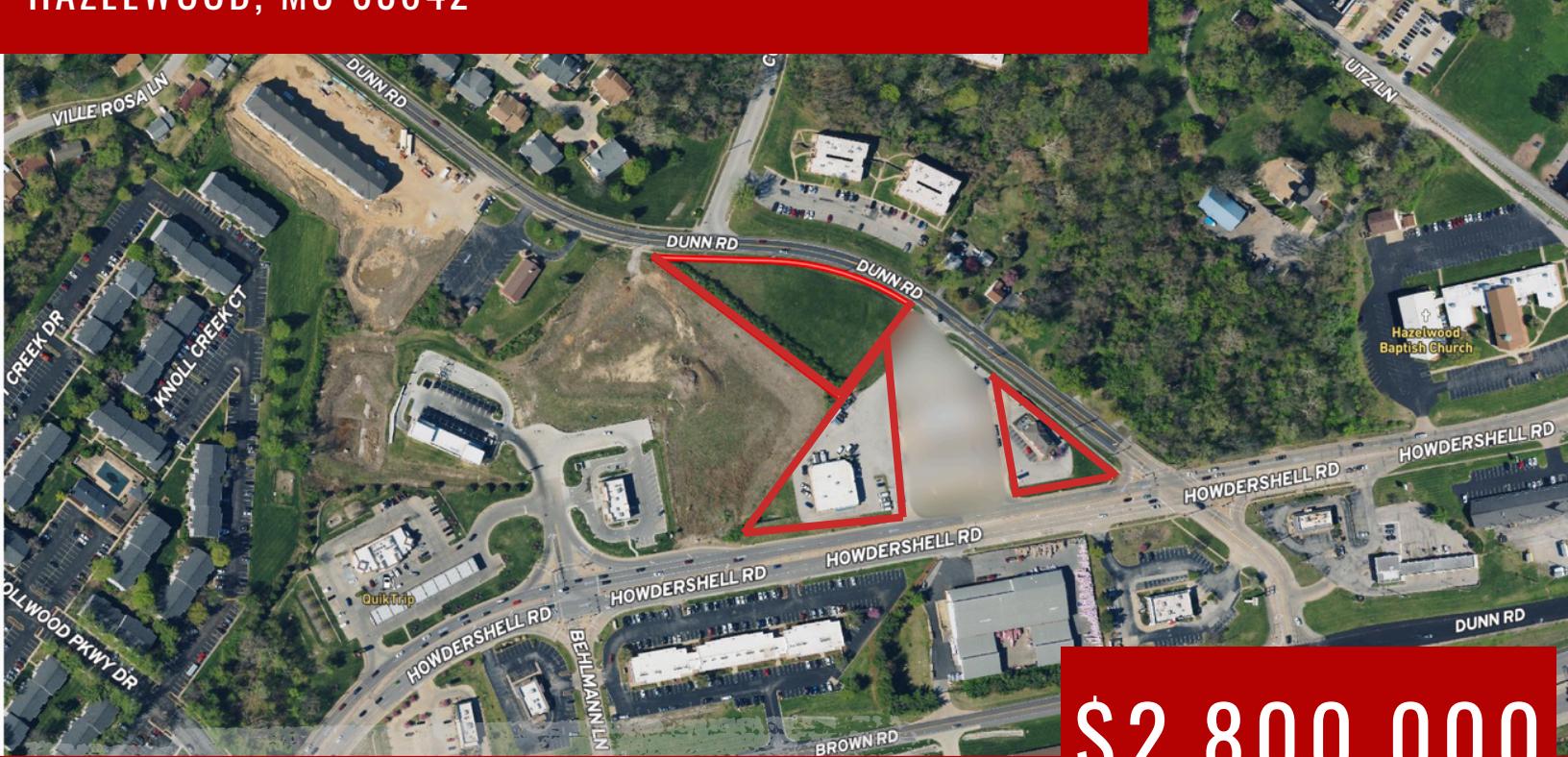
FOR SALE - 3 parcels

3726 DUNN ROAD, 5995 & 6045 HOWDERSHELL ROAD

HAZELWOOD, MO 63042



CWG
COMMERCIAL



\$2,800,000

RETAIL AND OUTLOT

PROPERTY HIGHLIGHTS

- Two Operating Businesses
- 1.49 acre Outlot zoned C-2
- Investment Properties for Sale:
 - 5995 Howdershell- 7,657 sq ft building, lease exp. 9/30/27
 - 6045 Howdershell- 1,760 sq ft building, lease exp. 6/30/26
- High Traffic - located on Outparcels with C-Store and Gas Station*
 - *Not for Sale
- Located at a Lighted Intersection
- Easy access to Hwy 270 & Hwy 370
- Boundary Adjustment in progress

kw REALTY
WEST
KELLERWILLIAMS

Broker: 636-229-8500

Each Office is Independently Owned and Operated.

DENISE O'MARA, REALTOR® Licensed in Missouri



314.565-2386

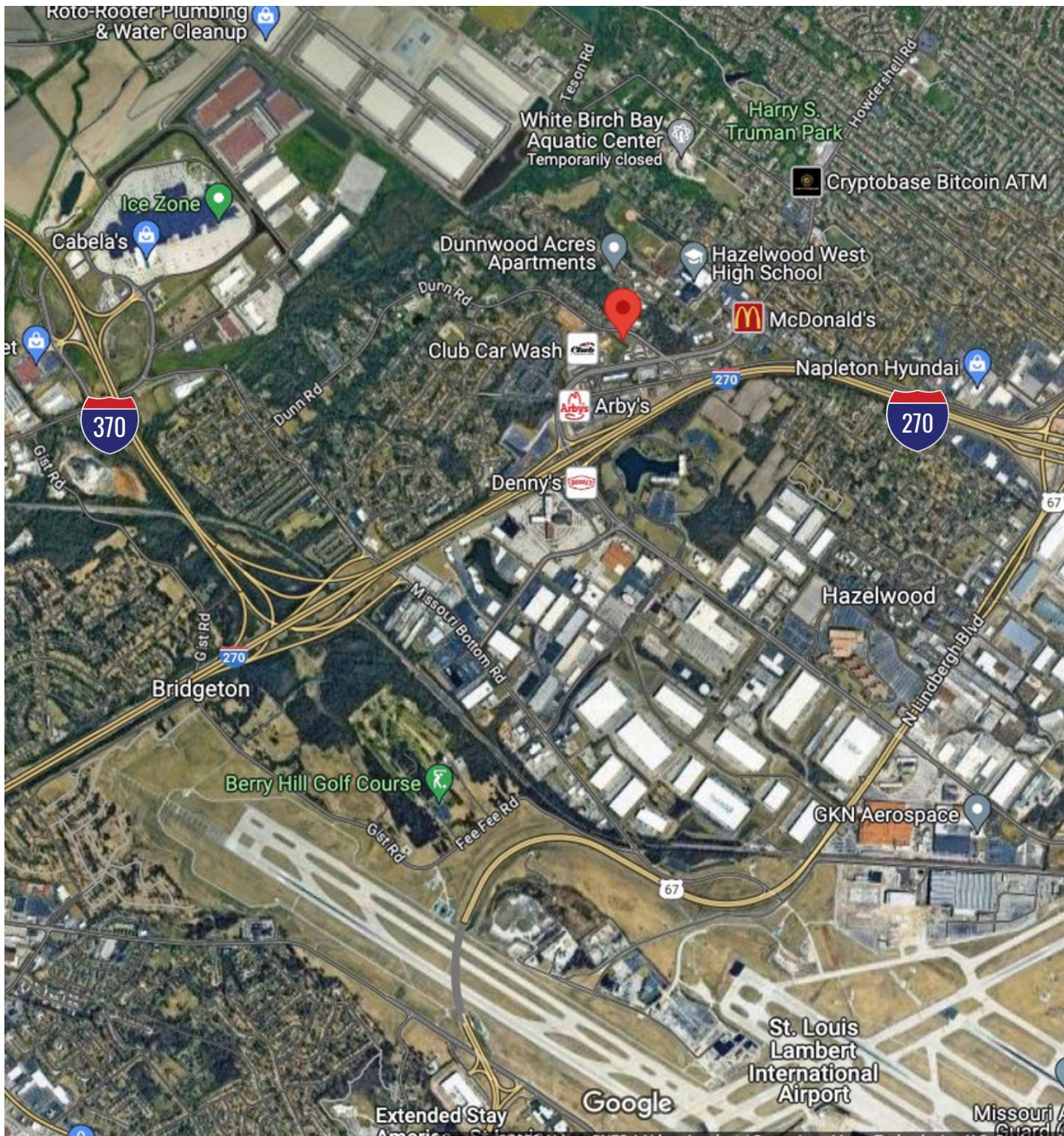


domara@kw.com

BROKER OFFICE: 856 WATERBURY FALLS DRIVE, O'FALLON, MO 63368

The information contained herein has been obtained by the owner of the property or from other sources deemed to be reliable. However, CWG Commercial makes no representation or warranty with respect to so much information or any environmental or other condition of the property. All interested parties are advised to confirm any pertinent information by its own independent investigation. All information contained herein is subject to change without notice.

AERIAL/LOCATION MAP



Denise O'Mara • 314.565.2386 • Keller Williams Realty West

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PHOTOS



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