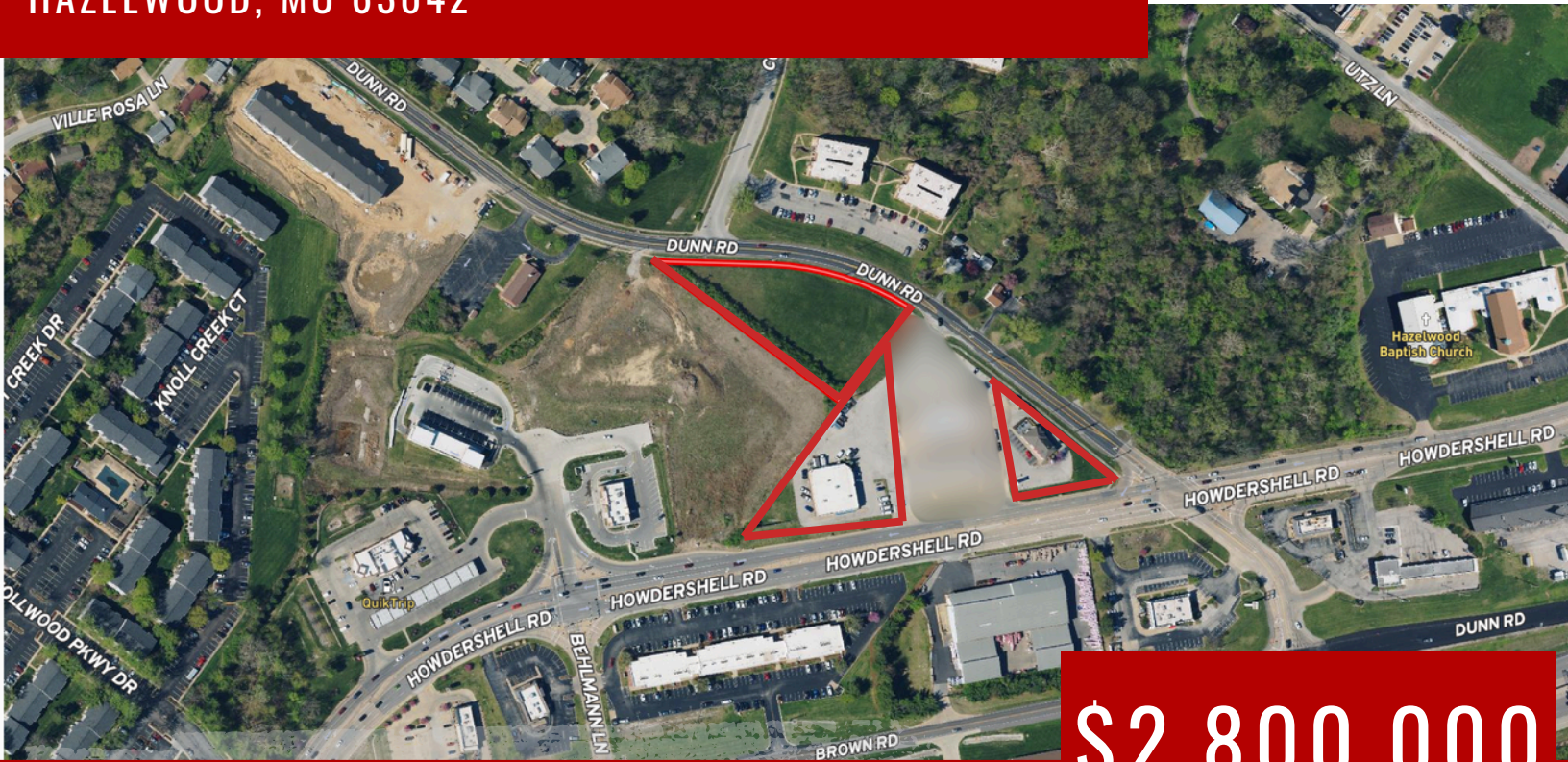


FOR SALE - 3 parcels

3726 DUNN ROAD, 5995 & 6045 HOWDERSHELL ROAD
HAZELWOOD, MO 63042



\$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.

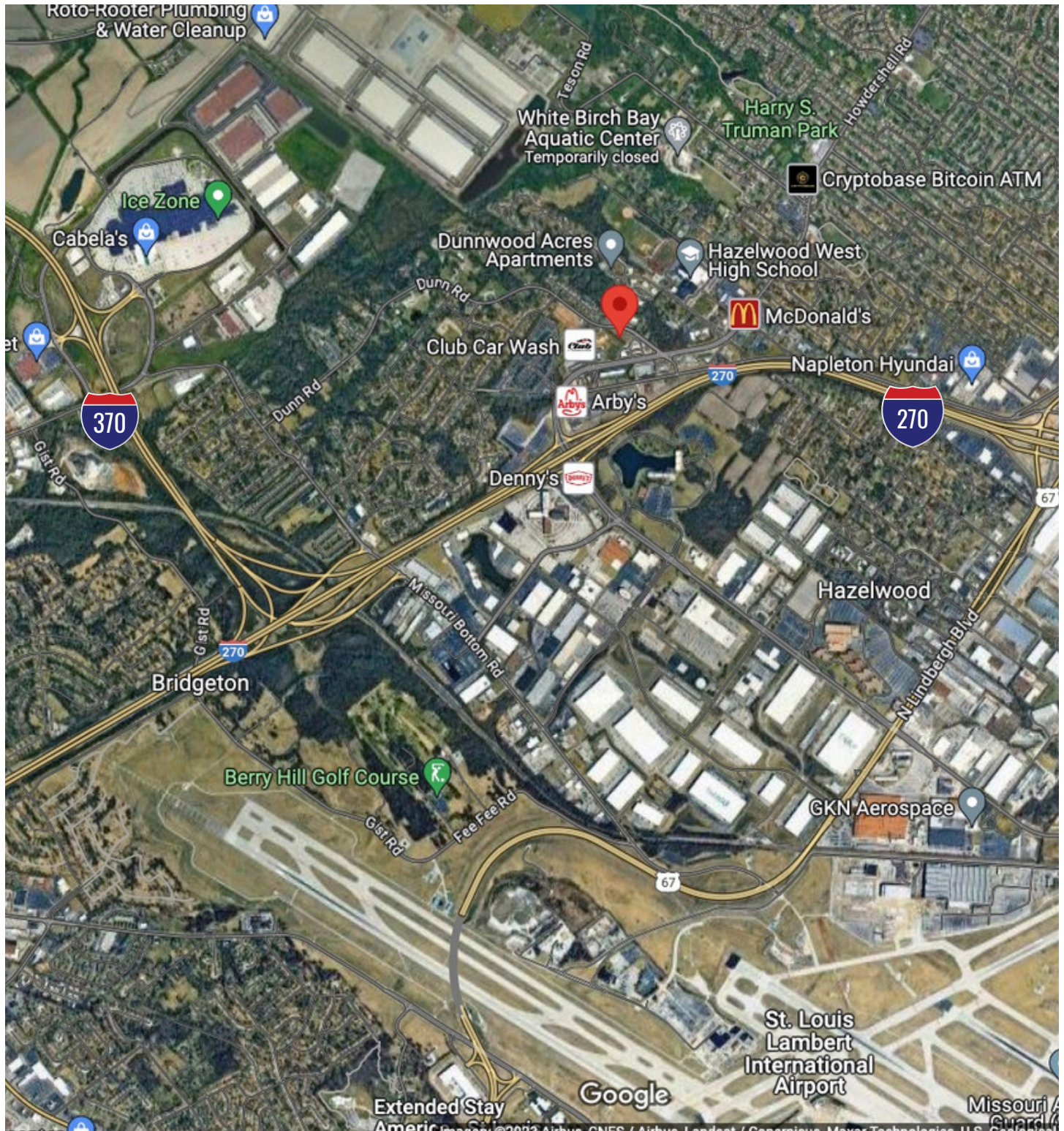
DENISE O'MARA, REALTOR® Licensed in Missouri

☎ 314.565-2386 ✉ domara@kw.com

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

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AERIAL/LOCATION MAP



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PHOTOS



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