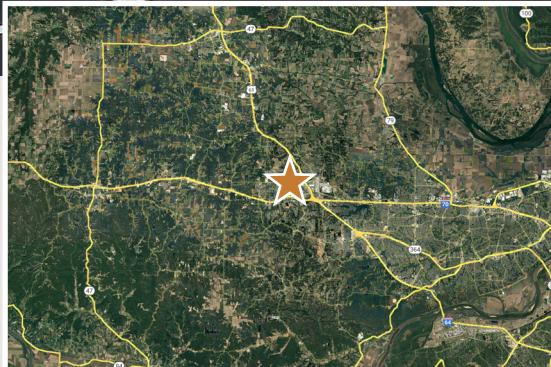




FOR SALE

# 1,260 SF Office Building

809 E. Pearce Blvd, Wentzville, MO 63385



## Joe Schneider, CCIM, SIOR

Managing Partner

636.578.6069

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## Property Details

- Located in fast growing Wentzville, MO
- High traffic corner lot
- Newly paved parking lot Sep 2025
- Constructed in 1976
- Prominent monument signage
- 2024 real estate taxes \$4,036

**SALE PRICE: \$275,000**

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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**Aerial Photos**



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