

***2049 –2105 W. Pearce Blvd.  
Wentzville, Mo 63011***

***Sale Price: \$3,833,280***



*Matt Shaw  
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**Income Producing property with Interstate 70 frontage. Great investment. 16 acres with inside storage units. Also, has two houses on property that is rented out. Possibility of outside storage in back of property.**

**DIRECTIONS:**

*Interstate 70 to right on Wentzville Parkway to left on W. Pearce to property on right.*



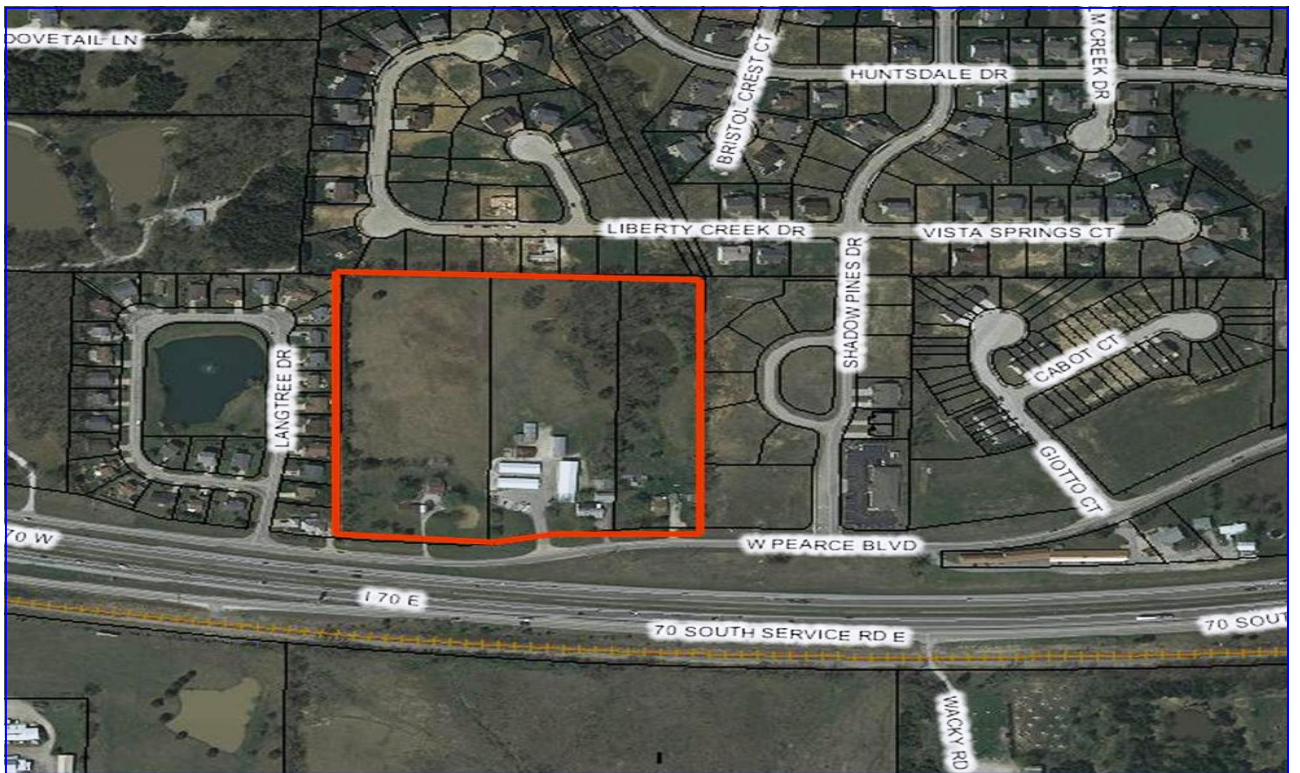
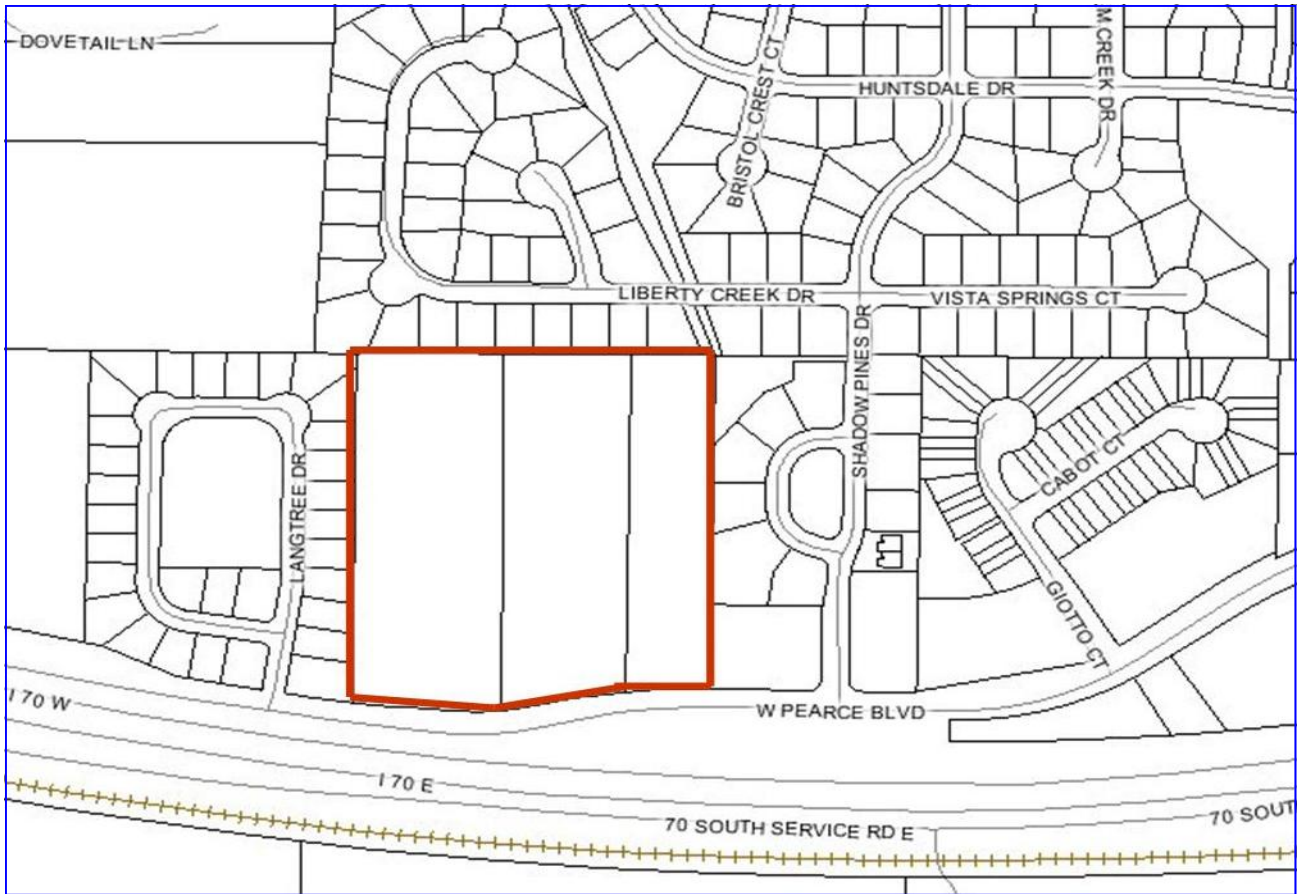
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### Area Information / Property Description

County	St. Charles
Subdivision	
School District	Wentzville - Holt
Office 1 Dimensions	
Office 2 Dimensions	
Office 3 Dimensions	
Office 4 Dimensions	
Square Footage (Approximately)	720
Street Access	State
Taxes	\$12512,00
Associations Fees & Restrictions	
Utilities	Water: Public Electric: Yes Phone: Yes Sewer: Public



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