



Zoned Community Development

22169 NW Service Rd Warrenton, MO 63383

CORE Real Estate Group, LLC
100 Centre on the Lake, Lake St. Louis, MO 63367
www.corerealestatellc.com



Property Highlights

- **ASKING PRICE \$749,999**
HOME + 2 WORK SHOPS
- This amazing property, located on approximately 6.1 acres, is situated along Interstate 70 just west of Warrenton, MO, the county seat of Warren County.
- The area is experiencing rapid growth and is currently the 4th fastest-growing county in the state.
- Located only 45 minutes from St. Louis International Airport, the property offers great accessibility.



42,000 VPD



Detail w/Realist Report

Property Type: Commercial & Indr.

Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending', 'Coming Soon' Listing Agent ID is 'AGAGLIAN' Listing Co-Agent MLS ID is 'AGAGLIAN'

22169 Northwest Service Rd, Unincorporated 63383

MLS #: 24044737 Status: Active

County: Warren

L Price: \$849,000
O Price: \$849,000~~\$849,000~~ **\$749,999**

Area: Warrenton R-3

Muni/Twp: Unincorporated

SubD: Meadowbrook



General Property Information

C Type: Commercial Land, Other

Zoning: CD
Lot Acres: 0
Tax Exmt: 0
Taxes Pd: \$2,139
Type: Commercial & Indr.
Cross St:
Occ Ty:
Ownership:
Lic Sell: Seller's Agent
Poss:
Tax ID:

Entry Dt: 07/18/2024
Exp Dt: 01/15/2025
Sqft: 0
Lot Dim
Lot SF: 0
Own #:
Own Nme:
Occ Nm:

Details

Bldgs: 3
Sqft Bldg:
PLDA Pk:
Cling Hght:
Drive Dr:
Int Walls:
Paved Dm:
Conditions:
Roof:
Water:
Sewer:
Exterior:
Cooling:
Bldg Heat:
Sale Inc:
Bldg Type:
Cur Use:
Location:
Rd Access:
Prk Desc:

Stories: 1
Sqft Off:
PLDR L Dk:
Prk Spc:
Bldg #L:

Docs: 1
Sqft Rtl:
PLDR # Drs:
Apx Rd Fr:
Unit #L:
Utilities:
Electric:
Bldg Fuel:
Land Info:
Water Mn:
Sewer Mn:

1st Fl SF:
2nd Fl SF:
PLDR Rail:
570
Electric, Telephone, Other
Ameren
Electric, Propane
Not Available

Presented By: Anthony Gagliano Phone: 636-887-2701

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Detail w/Realist Report

Property Type: Commercial & Indr.

22169 Northwest Service Rd, Unincorporated 63383

MLS #: 24044737

Disclosure: Flood Plain No, Unincorporated

Remarks

Mrk Rmks: This 6+/- acres is zoned Community Development and the possibilities are endless! It comes with a beautiful 3 bedroom 2 bath Home, 2 works shops. Greenhouse Concrete Pads and I-70 Frontage. Just some of the permitted uses: Ag Sales & Service/bar tavern/b&B/boarding house/church/club/daycare/entertainment facility/Greenhouse/kennel boarding/microbrewery/micro distillery/multi family /religious purposes/ repair shop/ retail sales/ self storage units/ veterinarian clinic/ winery. and several more permitted uses as well as many Conditional Uses opportunities. This location is just 3 miles west of Warrenton's Hwy 47 exit and minutes from 2 additional I-70 exits. Warren County is one of the fastest growing counties in the State of Missouri.

Show Inst: By Appointment Only, Call Listing Agent, Do Not Disturb Ten's

Directions: GPS Friendly -- take I-70 west to second exit. Take North Service Rd West approximately .8 miles to property on the right.
take I-70 east to the Pendleton (Flying J) Exit-take north service road east approximately 2 miles to property on Left.

Financial Information

G Op Inc: Total Exp: Net Inc: Mrg Pay:
AV Lnd: AV Impr: AV Total: A Fee:
1st Assum: No 2nd Mrtg: NIA Bal: Sub Agc: 3
Assm Pay: Yrs Rmn: Int Rt: By Agc: 3
Trans Brk: 1
Var Rate: No F Com:
Poss Buy \$: No Spec Cond: None
AgrTy: Excl. Right to Sell AgrTy2: Not Applicable
TrnsTy: Sale
Sld Trms: Cash, Conventional

Agent/Office Information

LA: Anthony Gagliano (ID: AGAGLIAN)
LA Ph: Office: 636-887-2701 Additional: 636-359-2537
LO: CORE Real Estate Group, LLC (ID: CORG01)
LO Ph: 636-359-2537
LA Email: tony@corealestatelc.com
LO Fax:

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PERMITTED USES

- Agriculture
- Agricultural Sales & Services
- All-Terrain Vehicle Sales
- Amusement/Recreational
- Apiaries
- Archery Range
- Auction House
- Bar/Tavern
- Bed & Breakfast (B&B)
- Billboards
- Boarding House
- Church
- Club
- Convenience Store
- Cultural Uses
- Daycare
- Driving Range
- Educational Uses
- Entertainment Facility
- Farm & Produce
- Farm Equipment Sales & Services
- Fraternal Clubs
- Greenhouse
- Home Occupation
- Kennel Boarding (Small)
- Microbrewery
- Micro Distillery
- Modular Homes
- Motor Vehicle Sales
- Multi-Family Housing
- Office
- Planned Unit Development (PUD)
- Preschool
- Print Shop
- Religious Uses
- Repair Shop
- Retail Sales
- Self-Storage Units
- Shooting Range
- Special Occasion Venue (up to 300 people)
- Home Lots
- Veterinary Services
- Wholesale
- Water Slides
- Winery

*AS SEVERAL OTHER USES WITH A CONDITIONAL USE PERMIT

Photos

- 3 BEDROOM
- 2 BATHROOM
- EAT IN KITCHEN
- DINING ROOM
- SITTING ROOM
- FAMILY ROOM
- 2 CAR GARAGE



Photos

- OUT BUILDING #1 WITH LOADING DOCK



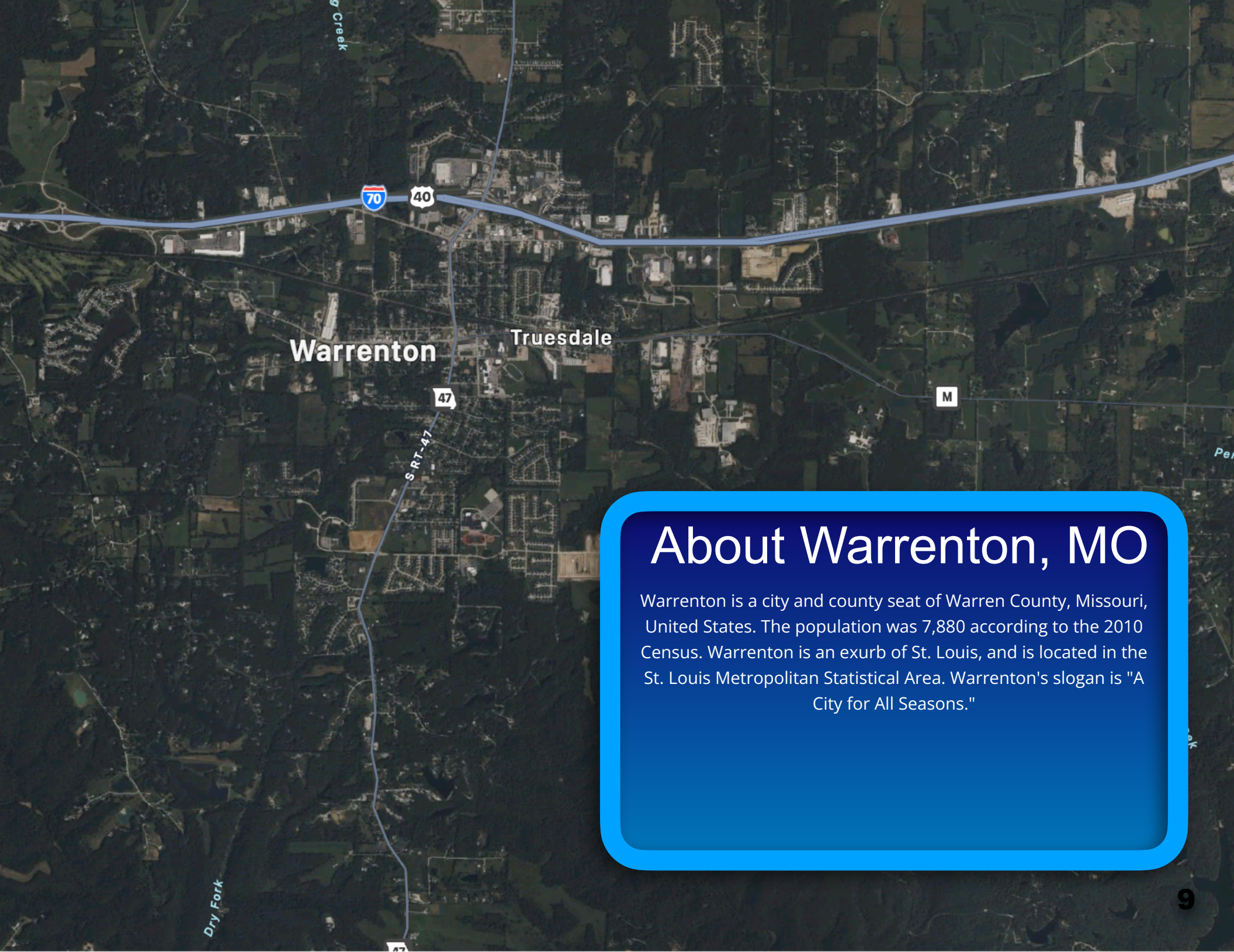
Photos

- OUT BUILDING #2 WITH RESTROOM



Photos





About Warrenton, MO

Warrenton is a city and county seat of Warren County, Missouri, United States. The population was 7,880 according to the 2010 Census. Warrenton is an exurb of St. Louis, and is located in the St. Louis Metropolitan Statistical Area. Warrenton's slogan is "A City for All Seasons."

CONFIDENTIALITY STATEMENT

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**Exclusively
Presented By:**



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