

**5435-5437 WESTWOOD DR**

St. Charles, MO 63304

www.dutchmanrealty.com

**Parking & Storage Lots**

**2± Acres**

*These lots feature:*

- Unincorporated St. Charles County
  - 4 Dusk-to-dawn lights
- Currently approx. \$21,0000/yr rental income
  - Potential for additional revenue

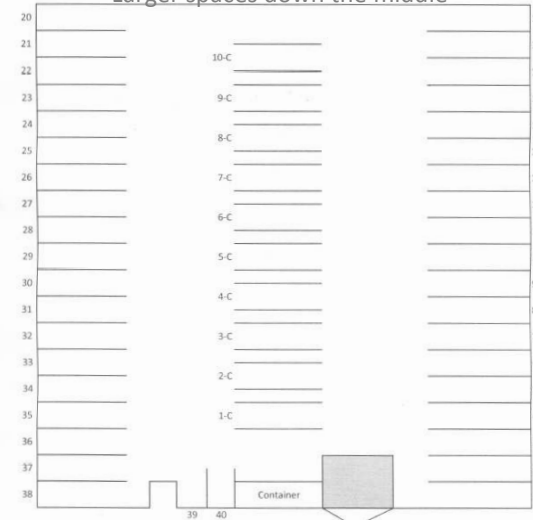


**New construction on Westwood Dr. Spring 2017**

**Rear Storage Area**

- Gravel lot
- Fully fenced
- No holding tank for RVs
- Owner's storage container

Rear storage -- 50 Spaces  
Larger spaces down the middle



5505 Highway N Suite 215  
Cottleville, MO 63304

636-949-0777 Office  
636-949-5369 Fax  
www.dutchmanrealty.com

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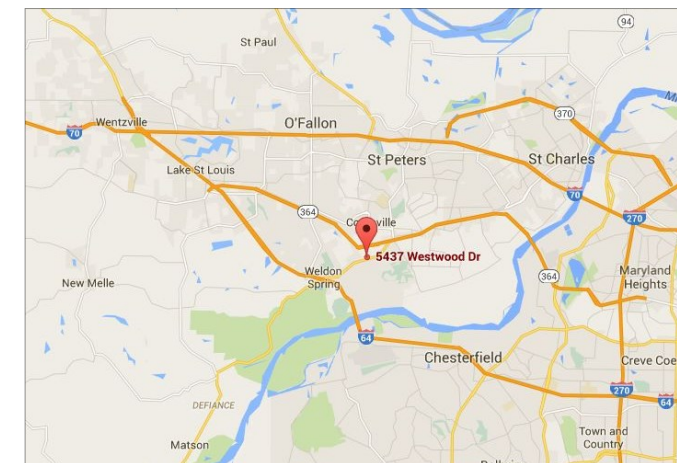


**FOR SALE**

**\$800,000**

**2 Commercial Buildings with Storage Lot**

- 4.03 Acres
- 18,920± sf commercial building (former skate rink)
- 2,016± sf office/retail building (former office/house)
- Over 2 acres of outdoor parking and income-producing storage
- 2015 Taxes \$24,175
- Close to Hwy 364/94
- Great investment property
- Many potential uses



For more Information or to schedule a tour please contact:

**DEE BAX**

Owner/Broker

636-949-0777 Office

314-267-2664 Cell



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### Commercial Building 18,920± square feet

*This former roller skating rink features:*

- Built in 1997
- Unincorporated St. Charles County
- Masonry tilt-up construction
- Poured concrete foundation
- Concrete block exterior walls
  - No dock, no drive-in
  - Slanted roof, all metal
    - 4 Roof top units
  - Duckett Creek sewers
    - Gas heat
    - Sprinkler system
- Combination acoustical and exposed/insulated ceiling
- Clear ceiling height 14'-16'
  - Fluorescent lighting
    - Office area



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### Commercial Building 2,016 square feet

*This former office/house features:*

- Built in 1950
- Unincorporated St. Charles County
- Vinyl siding
- Poured concrete foundation
- Asphalt shingle hip roof
- Central air-conditioning
  - Electric heat
- Duckett Creek sewers
  - Basement leaks
- Needs approx. \$30k in repairs
  - Drywall interior



Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and buyer accepts the property in its "AS-IS" "WHERE-IS" condition with all faults.



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