

Redevelopment Opportunity-Self S...

2696 Babble Creek Ln, O'Fallon, MO 63368



Presented by
KW Commercial



Price: \$925,000

This exceptional .92+/- acre redevelopment property is located at the Northwest corner of Hwy K and Babble Creek Lane in O'Fallon, MO. Freddy's restaurant is adjacent and located on the Southwest corner making this a highly desirable commercial corridor with high visibility, and easy access with a center turn lane on Hwy K. Currently, the site is operating as a car wash. This versatile retail or commercial location offers incredible potential for redevelopment for a variety of other retail or commercial uses. Property is on the market and is subject to a Pending Mutual Release of Earnest Money.

Redevelopment Opportunity-Self Serve Car Wash

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Current Zoning is C-2 General Business District. The future land use plan calls for general retail and office on the property.

Great geographical location in a highly desirable location in O'Fallon, MO

.92 Acres of redevelopment land

Ideal location for a variety of commercial uses such as restaurants, automotive, and other retail uses and various medial uses.

Existing functional Car Wash until redevelopment



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O'Fallon, MO 63368



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Property Photos



General dimensions, Freddy's is just South in this photo



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Property Photos



IMG_2536



IMG_2538

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IMG_2539



IMG_2540

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IMG_2541



IMG_2545

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IMG_2542



IMG_2543

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Property Photos



IMG_2547



IMG_2548

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Property Photos



IMG_2549



IMG_2550

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Property Photos



functional equipment



Functional equipment

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IMG_2537



IMG_2535

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Property Photos



IMG_2531



IMG_2532

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Location

