

# FOR SALE

1660 WEST MEYER ROAD, WENTZVILLE, MO 63385



**\$2,100,000**

## EXCELLENT INVESTMENT PROPERTY

### PROPERTY HIGHLIGHTS

- Free Standing Brick Building - 6,541 Sq Ft
- 100% Occupied
- Longstanding Medical User - Lease expires 12/2028
- 35 parking spaces
- Excellent Location in Wentzville
- Easy Access to I-70 and Hwy 40/64
- 1031 Exchange Possible
- Great Investment Opportunity!

**kw** REALTY  
WEST

KELLERWILLIAMS.

Broker: 636-229-8500

Each Office is Independently Owned and Operated.

**DENISE O'MARA, REALTOR®** Licensed in Missouri

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**BROKER OFFICE: 111 UNGERBOECK PARK, O'FALLON, MO 63368**

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