



Warehouse/Retail For Sale!

Sale Price \$575,000



CALL TODAY FOR VIEWING.
OPEN & ACTIVE BUSINESS.
DO NOT DISTURB.

2155 Highway 100, Labadie, MO 63055

A warehouse/retail building for sale. Building consists of 13,970 sq ft sitting on just over 1 acre, with 1 dock door and 1 drive in door and some FF&E. Existing grocery business and inventory could be available for an additional \$49,000. Call today to set up showing!



Bahr's Discount Foods

2155 Highway 100
Labadie, MO 63055

Sale Price:

Sale Price

\$575,000

Optional Business Price:

\$49,000

BUILDING INFORMATION

- Building Sq. Ft: 13,970
- Land Sq. Ft: 1.03 Acre
- Tax ID: 08-8-34.0-0-000-015.000
- Zoned SD- Suburban Development District
- 2023 Taxes: \$\$6,797
- Sale includes building and lot
- One dock door and one drive in
- Seller selling in "As-Is" condition.



Bahr's Discount Foods

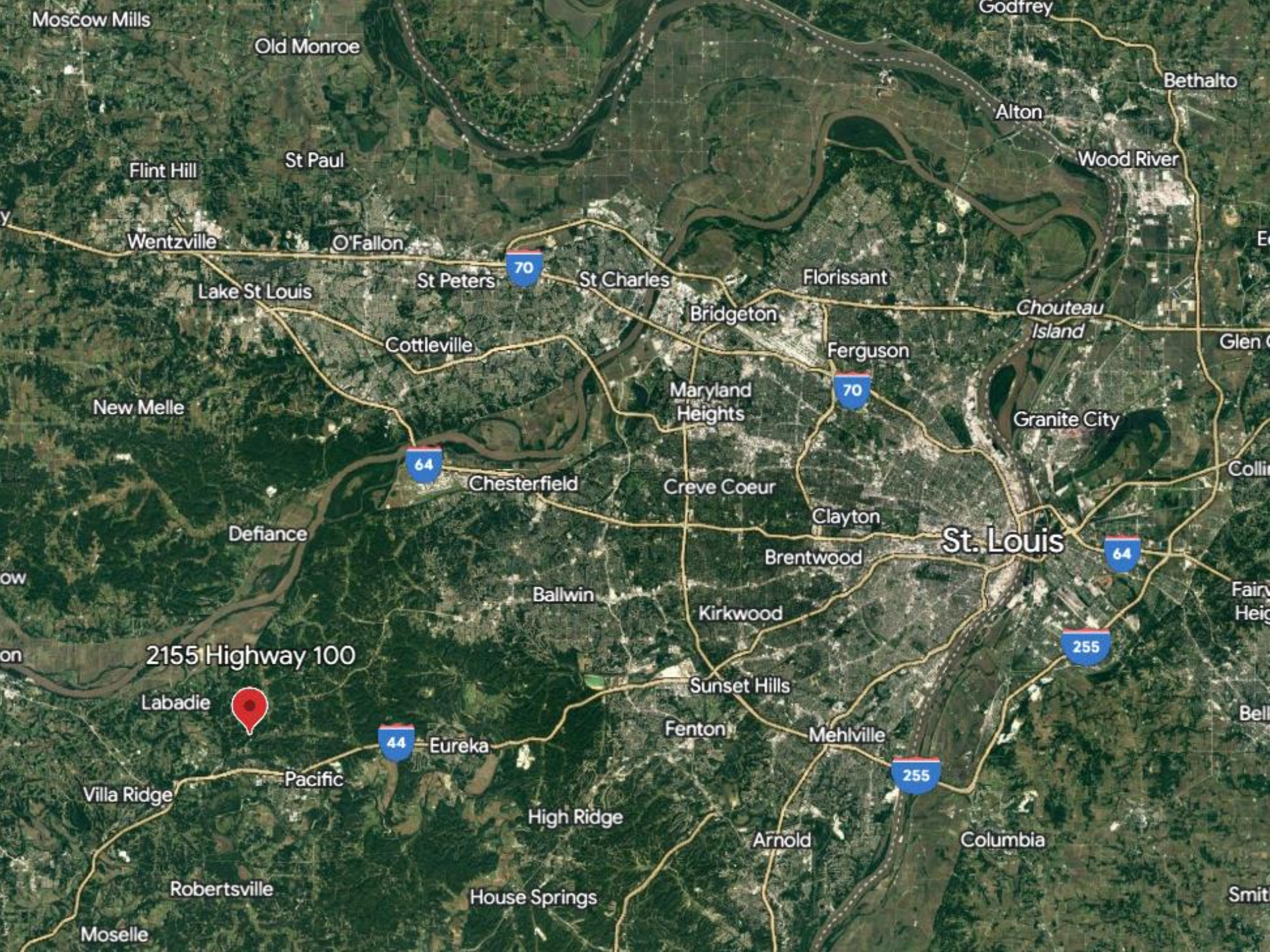
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Subject Property Review

- Bahrs Discount foods has ben in business for over 20 years.
- Labadie is an unincorporated community located in Franklin County along Highway 100.
- The building is approximately 2 miles west of St. Louis County line and east of 44 and Gray Summit Exit 253. I-44 is a major highway runs from St. Louis to Oklahoma City.
- New residential and commercial growth within a 5-mile radius of the property.
- Property is in the Pacific Public School District.



2155 Highway 100



Moscow Mills

Old Monroe

Godfrey

Bethalto

Alton

Wood River

Flint Hill

St Paul

Wentzville

O'Fallon

70

St Peters

St Charles

Florissant

Lake St Louis

Cottleville

Bridgeton

Chouteau Island

Ferguson

Glen C

New Melle

Maryland Heights

70

Granite City

64

Chesterfield

Creve Coeur

Collin

Defiance

Clayton

St. Louis

64

ow

Ballwin

Brentwood

Fairy Heig

2155 Highway 100

Kirkwood

255

Labadie

Sunset Hills

Bell

44

Eureka

Fenton

Mehlville

255

Villa Ridge

Pacific

High Ridge

Arnold

Columbia

Robertsville

House Springs

Smit

Moselle





Bahr's Discount Foods

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Labadie, MO 63055

CALL TODAY FOR SHOWING.

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