

# 13824 MISSOURI BOTTOM RD

BRIDGETON, MO 63044

**FOR SALE:**  
**\$6/SF**





# 13824 Missouri Bottom

## PROPERTY DETAILS

**BRIAN MCCUNE**

314.276.5493 (CELL)

314.849.5858 (OFFICE)

Brian@bahnrealty.com

**STEVE BAHN**

314.503.7601 (CELL)

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### Property Highlights

- **10 Acres +/- Available**
- **Zoning** – M-1 Industrial with B-4 General Commercial uses allowed
- **Ideal Submarket** – Located in the desirable Bridgeton submarket
- **Prime Road Frontage** – Fronts Missouri Bottom Rd with Highway visibility, ideal for Commercial or Industrial development
- **Strategic Location** – Conveniently located at the signalized intersection of Highways 370 and 141, and proximity to Highways 270 and 70
- **Surrounded by New Development** – Directly across from Love's Travel Stop, Wendy's, and Subway

**Utilities** – All utilities are available to the site



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

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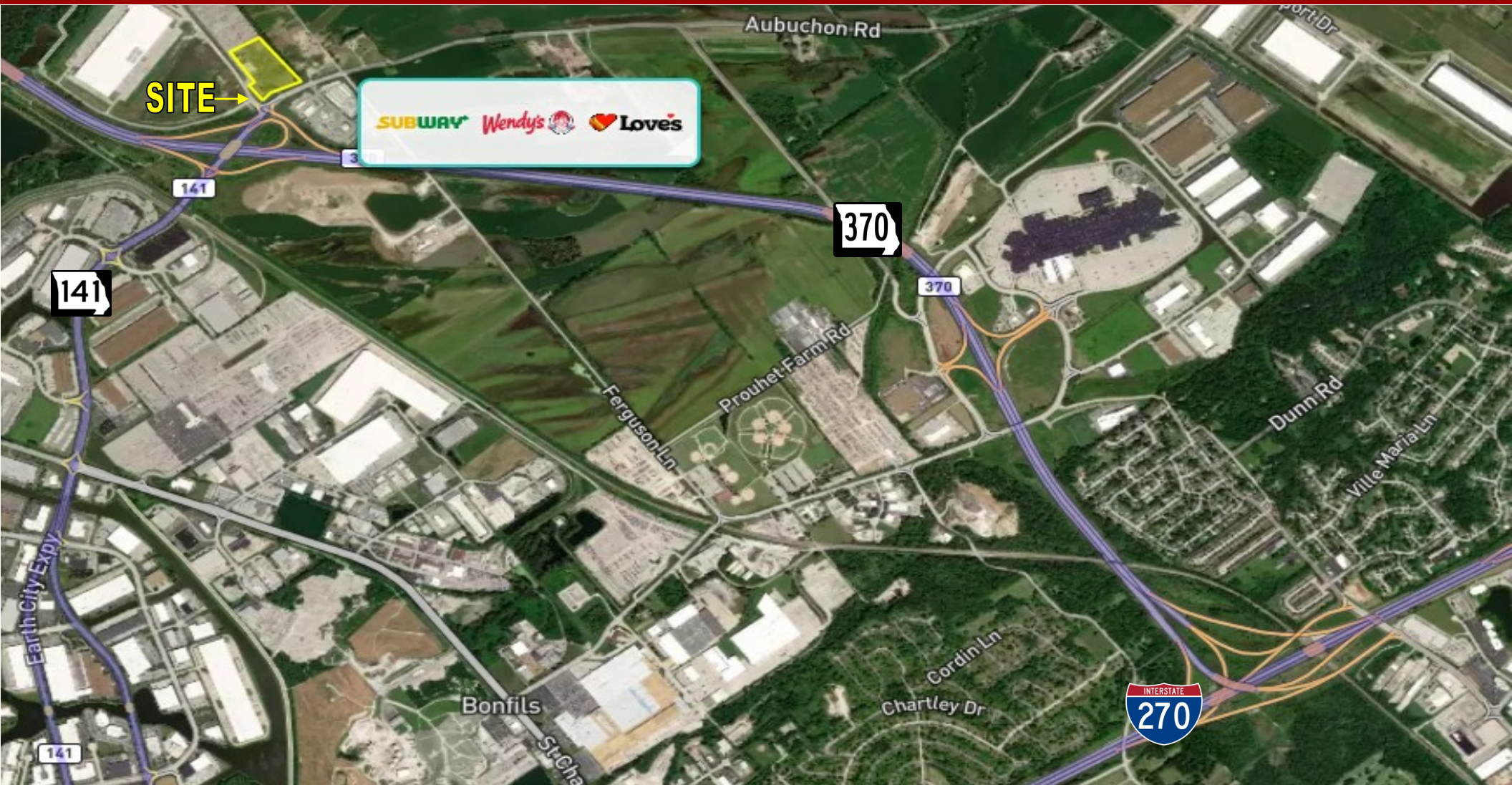
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