

**.80 Acre Main Street
St. Charles, MO 63301**

FOR SALE



Prime Development Site

- .80 acre
- Zoned C-2 commercial
- All public utilities available
- Located in the City of St. Charles (Historic South Main Street)
- High traffic area (directly across from Ameristar Casino)
- Visibility to/from Highway 70
- Many new commercial & residential projects nearby site
- Conceptual layout depicting a 9,250 s/f office / retail building
- Excellent location for retail, office & other specialty uses

PRICED TO SELL

\$499,000

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