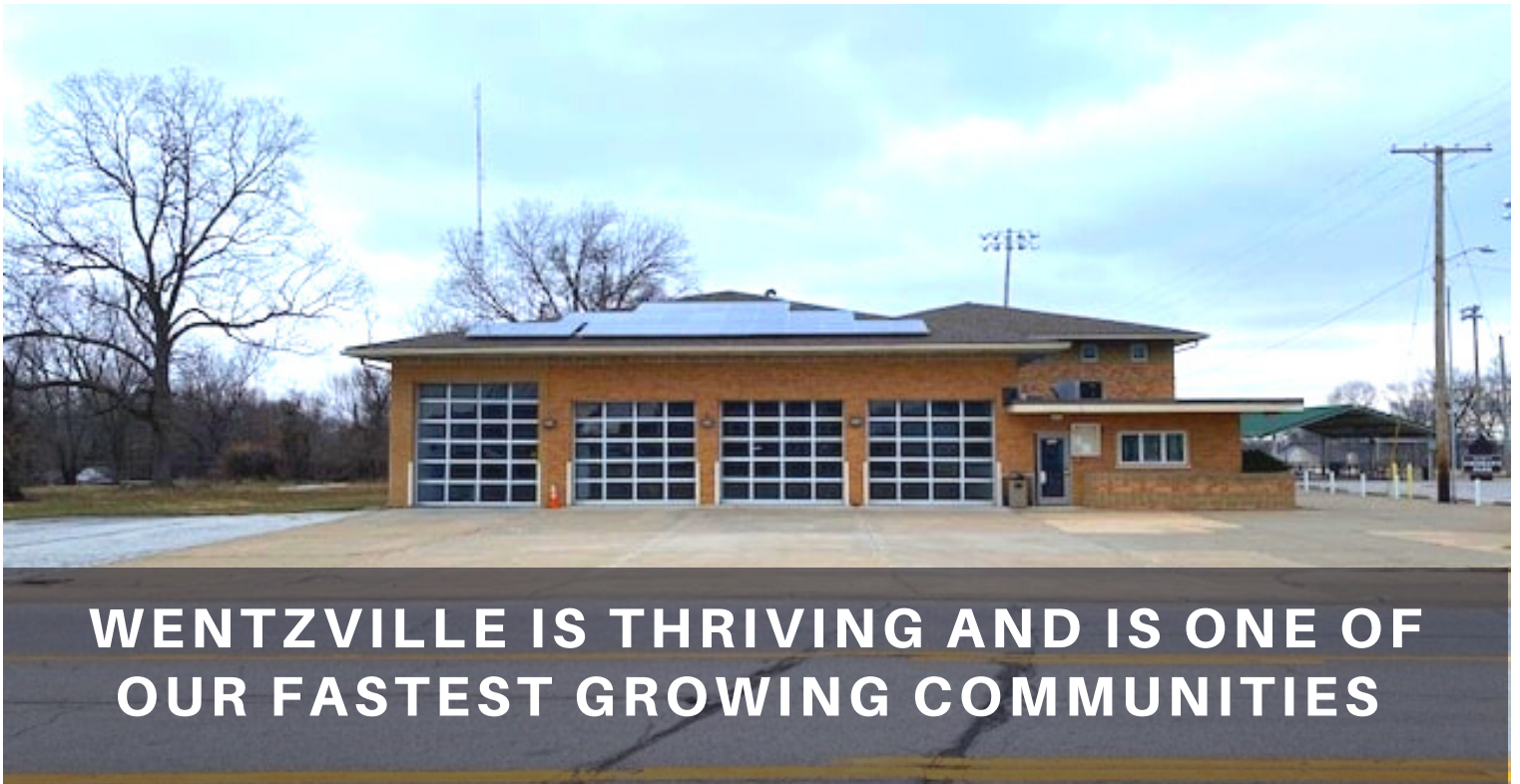


FOR SALE: \$850,000 OR  
FOR LEASE: \$6,500 PER MONTH  
MODIFIED GROSS  
209 W. PEARCE BLVD.  
WENTZVILLE, MO 63385

FOR SALE OR LEASE: FORMER FIRE STATION  
LOCATED IN THE HEART OF WENTZVILLE



### **Multiple Options/Uses for this unique building:**

- 1.82 acres
- Approximately 9,739 sf on the main level
- Approximately 3,000 sf on the upper level
- 4 drive in doors in the front and 2 in the rear
- Office Area: Multiple offices, conference room and large open area

FOR SALE: \$850,000 OR  
FOR LEASE: \$6,500 PER MONTH  
MODIFIED GROSS  
209 W. PEARCE BLVD.  
WENTZVILLE, MO 63385

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**SCHEDULE YOUR SHOWING TODAY**

**Shane Edgar, Principal**  
100 Centre On The Lake  
Lake Saint Louis, MO 63367  
314-302-9032  
Shane@CoreRealEstateLLC.com

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