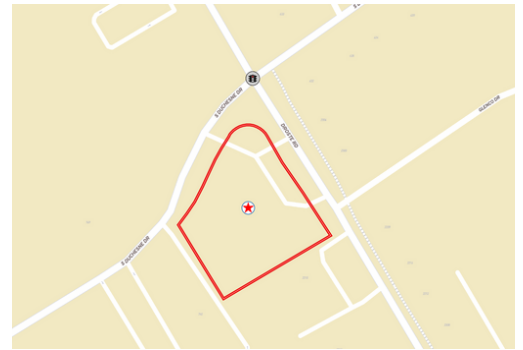




2305 Droste Rd., St. Charles, MO 63301

.95 Acre Signalized Corner Infill Lot

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL



PROPERTY ADDRESS:

2305 Droste Rd.
St. Charles, MO 63301

PRICE: \$379,900.00

ACRES: .95

COUNTY: St. Charles

PROPERTY DESCRIPTION:

1,180 SF Former Fuel/Convenience Store on .95 Acre Lot
Deed Restriction on Future Sales of Fuel
Fuel Tanks Have Been Removed-No Further Action Letter Available
Zoned "C-2"
2024 Real Estate Taxes: \$7,621.00
New Roof Installed September 2023
Located at Signalized Intersection
High Visibility
High Traffic Counts



PRESENTED BY:

Eric Merchant
Real Estate Consultant

M: (314)541-1218

E: Emerchant@trophy.com
WWW.MERCHANTOFHOMES.COM

TROPHY PROPERTIES AND AUCTION

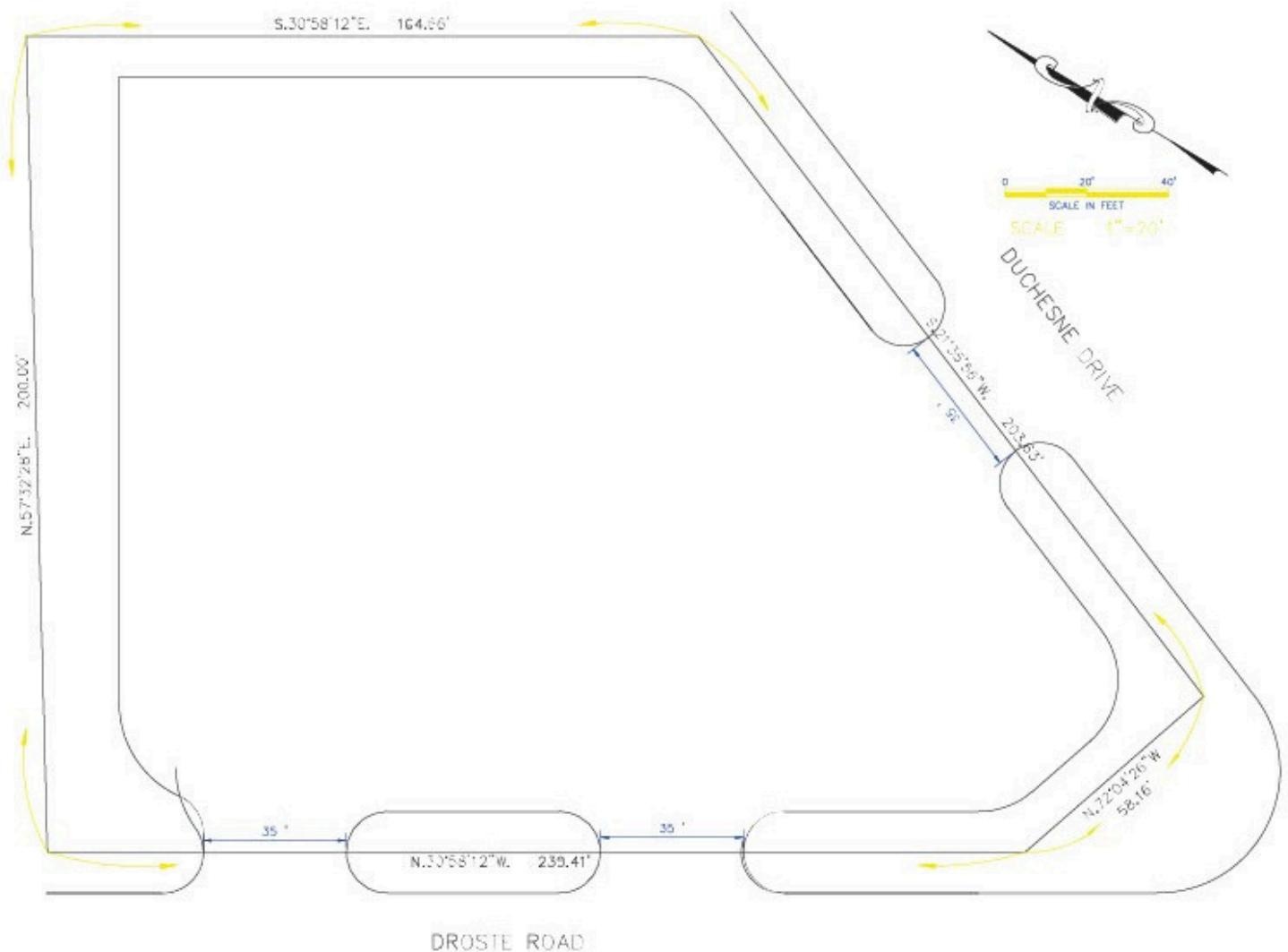
15480 Clayton Road
Suite 101
Ballwin, MO 63011
www.TrophyPA.com
leads@trophy.com

2305 Droste Rd., St. Charles, MO 63301
.95 Acre Signalized Corner Infill Lot

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www.TrophyPA.com | (855) 573-5263 | leads@trohypa.com

Site Plan



Broker does not guarantee the accuracy of sq. ft., lot size or other information. Buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.