

Property 360 Property View w/Map

11861 E. Hwy 94, Marthasville, Missouri 63357

Listing

MLS#: **25042615**
 List Date: **06/17/2025**
 County: **Warren-MO**
 Muni/Twp: **Unincorporated**
 Prop/Sub Type: **Commercial Sale/Mixed Use**
 Subdivision: **Rexroth Add**

Status: **Active**
 Expected Dt:
 Curr Price: **\$450,000**
 Org Price: **\$450,000**
 DOM: **28**
 CDOM: **28**
 Exp Date: **12/31/2025**



General Information

Bldg Name:	Sct/Twn:	Yr Built:	2006
Levels:	# Stories:	Stories Ttl:	1
Lot SqFt:	Lot Size:	Lot Dim:	
SqFt Total:	1,350 ac (Public Records)	Sqft Below:	
1st Fl SqFt:	Sqft Above:	SqftAbv/PSF:	/
Sqft Bldg:	2nd Fl SqFt:	Sqft Rtl:	
# Bldgs:	Sqft Off:		
Schl District:	Unit #:		
	Area:		471 - Washington (Warren)

Features

# Bldgs:	2	Fire Tag Rq:		Ceiling Height:	
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Additional Features

Parking:		Carport:	No
Construction:	Metal Siding, Other	Model:	
Waterfront:	No	Pool:	
Road Frontage:	Highway	Road Surface:	Paved
Disclosures:	None		

Systems & Utilities

Cooling:	Central Air, Electric	Heating:	Electricity Available, Forced Air, Varies by Unit
Water:	Public	Water Main Diam:	
Utilities:	Electricity Available, Phone Available, Sewer Available, Water Available		

Public Remarks

Exceptional opportunity to own a unique dual-business property in the heart of Missouri wine country! This offering includes both the Dutzow Deli, currently leased at \$850/month and known for its excellent food and beverages, and the Kickstand Katy Trail, a partially renovated space with great potential. Both buildings sit along the highly traveled Hwy 94 and directly border the Katy Trail, attracting both locals and trail enthusiasts. The expanded paved parking lot offers multiple access points and ample space for customer parking. With heavy traffic flow from nearby Washington, MO, this location is ideal for continued operation of two separate businesses or conversion into one dynamic enterprise with dual structures. Whether you're looking to invest or operate your own venture, this high-visibility property delivers flexibility, visibility, and unmatched location advantages.

Financial Information

1st Assum:	No	2nd Mrtg:	N/A
Listing Terms:	1031 Exchange, Cash, Conventional		

Legal/Taxes

Parcel ID:	16-02.0-2-00-020.000.000	Ownership:	Private	Builder Name:	
Occupant Type:	Tenant	Owner/Occupant Name:		Owner Phone:	
Taxes:	\$2,248.00	Tax Year:	2024	Prop Asd Cty Tx:	

Showing

Showing Rqmts: **Appointment Only, Call Listing Agent**
 Directions: **GPS friendly**

Listing/Contract Info

Listing Service: **Full Service**

Listing Agreement: **Exclusive Right To Sell**

Possession: **Close Of Escrow**

Special Listing Conditions: **Standard**

Licensee Assisting Seller: **Seller's Agent**

Seller Concessions: **No**

Realtor Remarks: **Please call agent for details.**

Agent/Broker Info

List Office: [MO Realty \(MRCO01\)](#)

Office Phone: **636-978-7653**

Office Fax:

Address: **2301 St. Paul Rd., O'Fallon, MO 63366**

Co List Off: [Trophy Properties & Auction \(TRPH01\)](#)

Off License #: **2018012691**

List Agent: [Tony Schulte \(TOSCHULT\)](#)

Contact #: **636-875-4848**

LA Email: tony@morealtyco.com

LA License #: **2014020002**

Co List Agt: [Eric Merchant \(CEMERCH\)](#)

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