

WELCOME TO 510 S STATE HWY 47

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PRICE REDUCED!



ADDRESS: 510 S State Hwy 47, Warrenton, MO 63383

PRICE: \$215,000

BEDROOMS: 4

SCHOOLS DIST: Warren Co R-3

BATHROOMS: 1

TAXES: \$799

LIVING AREA: 884 sf

TAX YEAR: 2023

YEAR BUILT: Unknown

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Approximately 1 mile south of I-70/Hwy 47 overpass (exit 193).
- Property across from Warrenton Casey's gas station.
- High Visibility - Double Corner Lot
- RC-2 Zoning
- Great Office or Residence
- 2Bed/1Bath
- Refinished Wood Floors

PROPERTY DESCRIPTION:

Great 2 Bed/1 Bath home, 0.38 acre double corner lot, RC-2 zoning, in Warrenton. Great opportunity and location for your professional office or use as your residence or rental investment. With two lots along Hwy 47 in the middle of Warrenton, you'll have exceptional exposure for your business. If you're looking for a home, the extra-large lot will give you tons of elbow room right in the middle of town. The home consists of 884 sq ft living space, 2 bed/1bath, new lights throughout, newly added 20 amp outlets throughout, and refinished wood floors. There is an unfinished attic that could be additional living/working space and the basement is clean and in good shape. The attached carport and shed on the house make for good covered parking or a nice patio. There is extra gravel parking on both lots. The property has Hwy 47 access and Clara Street access. There is a detached garage for extra storage as well. Warrenton is booming! Call today to check out this versatile property.

Owner is licensed real estate agent



PRESENTED BY:

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