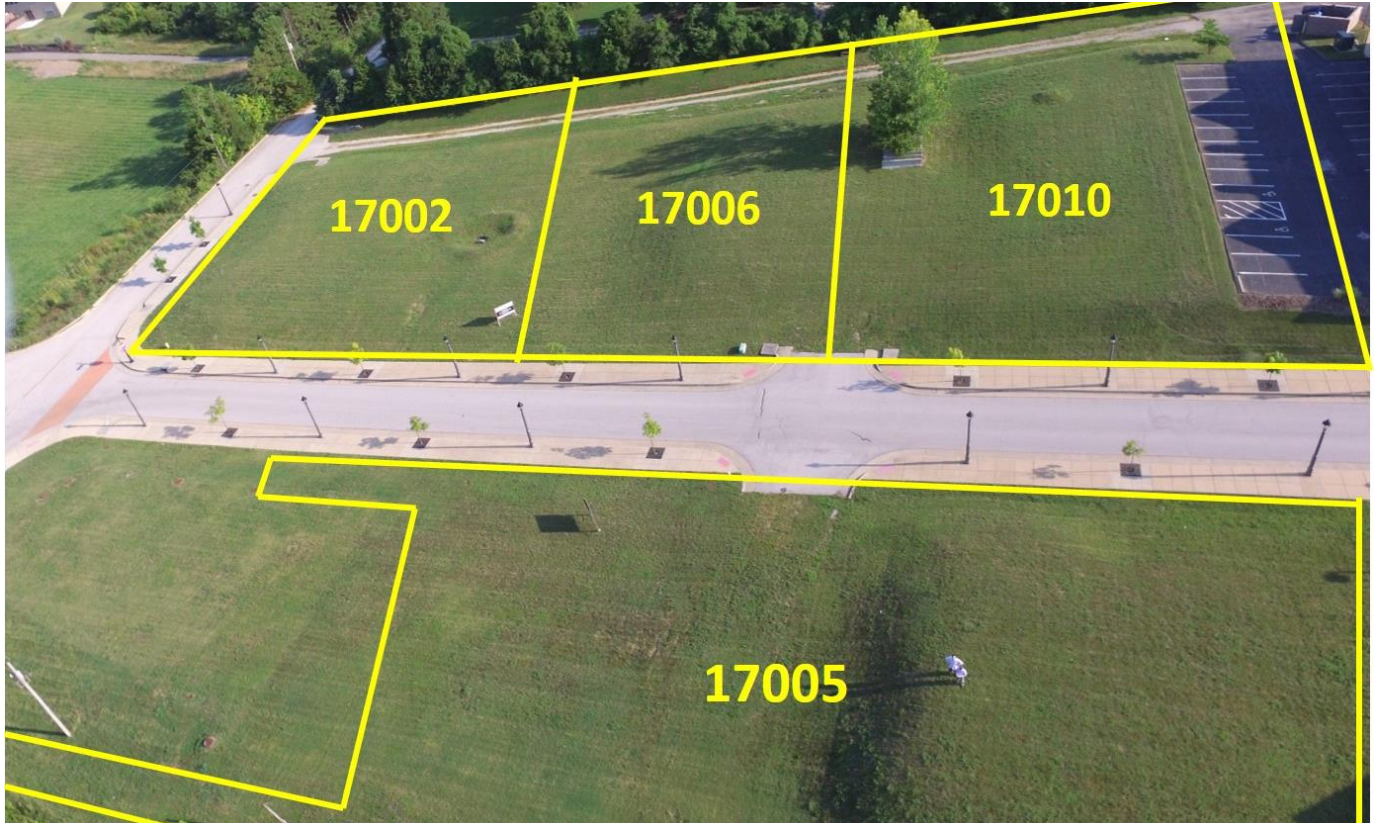


FOR SALE

Commercial Lots



\$3.50/S.F. | 4 PARCELS

Westridge Office Center II 17002, 17005, 17006 & 17010 New College Avenue Wildwood, MO 63040

- Lot 17002: \$75,162 / 21,475 Square Feet
 - Lot 17005: \$116,172 / 33,192 Square Feet
 - Lot 17006: \$90,408 / 25,831 Square Feet
 - Lot 17010: \$100,177 / 28,622 Square Feet
- Total: \$381,912**



For more information on this property, please contact:
Ben Cherry, CCIM | (314) 647-6611 | Ben@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

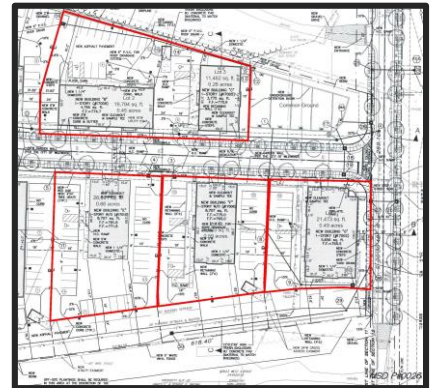
FOR SALE

Commercial Lots



\$3.50/S.F. | 4 PARCELS

- 4 Separate Lots (Can also be sold as a Package)
- All lots are Bank-Owned
- All Utilities are Installed or Immediately Available Underground
- Curb-Cuts, Lighting, and Landscaping completed
- Zoned C-8 “Planned Commercial” in Wildwood’s Town Center
- Located within a Professional Office Park at a Signalized Intersection
- Approved Development Plan Available
- Minutes from St. Louis Community College, Wildwood YMCA, Hotels, Shops and a Theater



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