



FOR SALE

Reduced Price

1± Acre 100' Manchester Frontage



New Curb Cut to Site



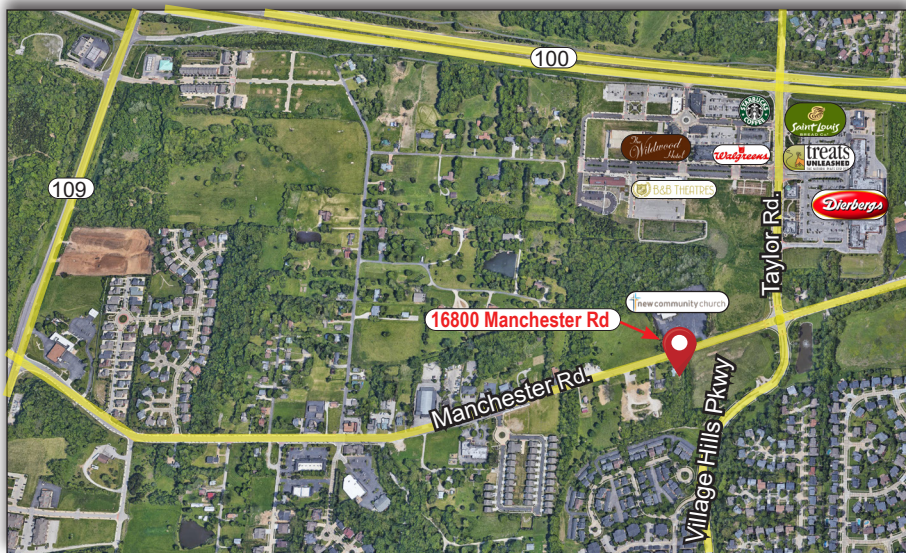
16800 Manchester Rd. | Grover, MO 63040

~~Sale Price: \$295,000~~

Reduced Price: \$269,000

Contact: Will Aschinger
waschinger@hillikercorp.com

- 100' Road Frontage X 435' Depth
- New Curb Cut On East Corner
- 10,000 Sq. Ft. Building Plans Available
 - See Rendering Plans
- Great Building Site For Businesses Like:
 - Retail Specialty
 - Doctors, Chiropractors Office
 - Attorneys



Commercial Real Estate
1401 S. Brentwood Blvd. Suite 650
St. Louis, MO 63144
www.hillikercorp.com

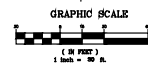
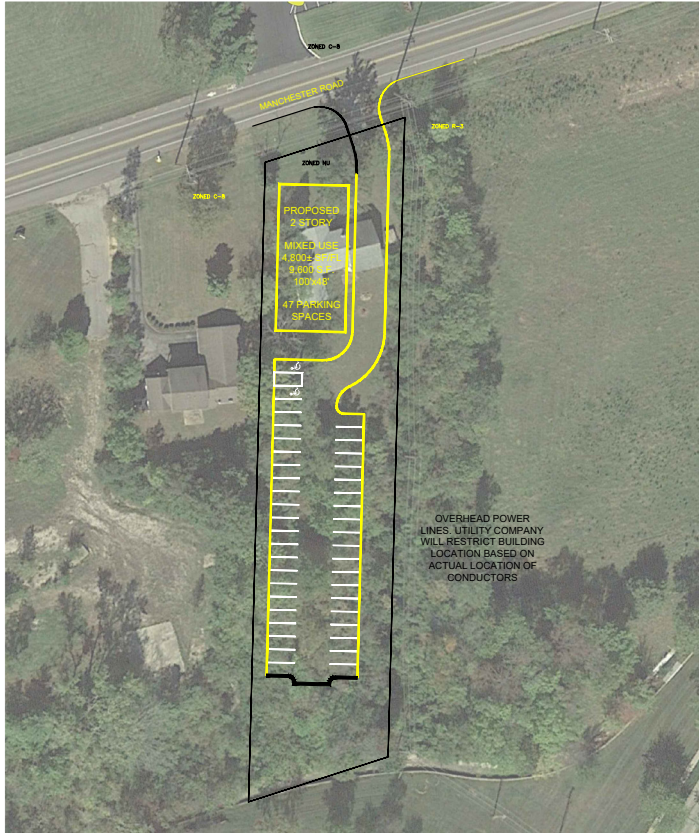


Individual Memberships in the Society
of Industrial and Office Realtors

314-781-0001

Information is from appropriate sources but is not guaranteed. No representations is made to environmental or other conditions of property. We recommend purchaser investigate fully.

SITE STUDY for 16800 Manchester Road



PROPERTY DATA

OWNER	MANCHESTER INVESTMENT LLC
ADDRESS	16800 MANCHESTER ROAD
LOC. NO.	244630522
LOT SIZE	1.00 AC
ZONING	NU
FIRE DEPARTMENT	ROCKWOOD
SCHOOL DISTRICT	ROCKWOOD

SETBACK REQUIREMENTS

FRONT YARD 50'
SIDE/REAR YARD 30'

PER A CONVERSATION
WITH JOE AT CITY, THE
SITE WILL NEED TO BE
REZONED TO A
PLANNED DISTRICT. THE
BUILDING AND PARKING
SET BACKS WILL BE
ESTABLISHED BY AN
APPROVED SITE PLAN.
THIS MIGHT NOT BE
APPROVED AS DRAWN

PREPARED BY:



RANDON A. HARP, P.E. E-28400
 PROFESSIONAL ENGINEER
 EDC LICENSE NO.: 2003004674

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CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Study for
16800 Manchester Road
Wildwood, Missouri

Proj. # 2010

No.	Description	Date
	Client Review	01-09-2020

SITE STUDY

C1

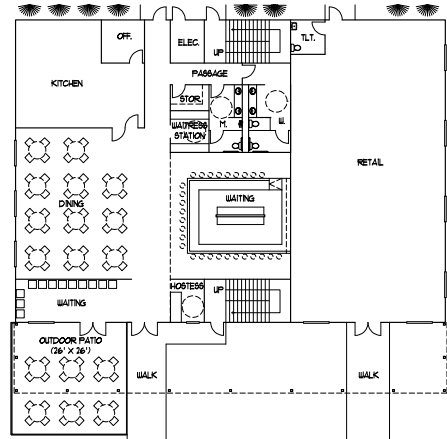


SCHEMATIC FRONT ELEVATION (FACES HIGHWAY 'N')

SCALE: 1/8" = 1'-0"

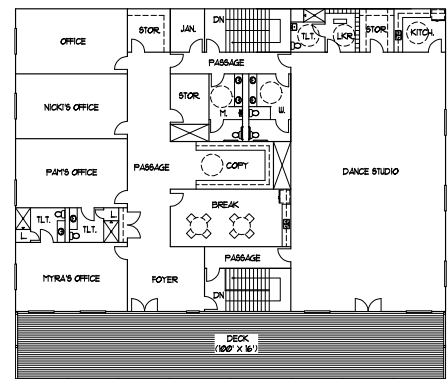


SCHEMATIC LEFT SIDE ELEVATION (FACES LIME STREET)



SCHEMATIC FIRST FLOOR PLAN

SCALE: 1" = 10'



SCHEMATIC SECOND FLOOR PLAN

SCALE: 1" = 10'

July 6, 2015

