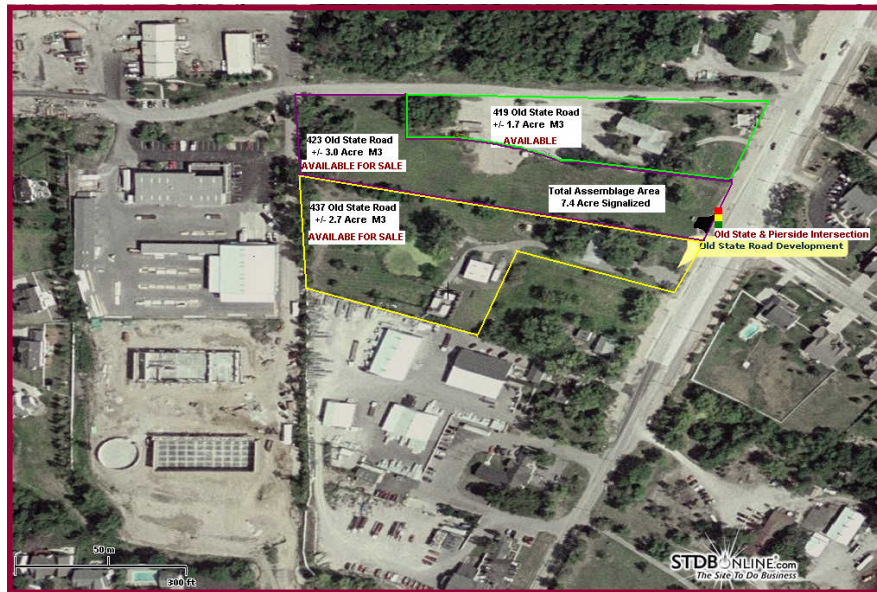




For Sale

AVAILABLE Signalized Assemblage Opportunity

Possible Assisted Living Facility



Aerial of 423 & 437 Old State Rd.

Address

423 & 437 Old State Road

5.7 Acre M3 Zoned near Signalized Intersection

1,271,000.00

\$5.12/Sq. Ft.

Site Characteristics

- 5.7 Acre Site Additional Acreage Available
- Current Zoning M3 Light Industrial
- Pierside & Old State Signal
- 1,600 Sq. Ft. Shop
- West County Location
- \$ 5.12/Square Foot combined
- 1,300 Sq. Ft. Residence
- Cell Tower Revenue Included

\$726.00/Month Income

For Additional

Information Contact

Charles St. Onge, CCIM

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P.O. Box #14

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