

# 1.56 Acres at Highway 141 and Helfrich Rd



\$ 750,000



620 Meramec Station Road, Valley Park, MO 63088

- » Beds: 4 | Baths: 2 Full
- » MLS #: 17083997
- » Single Family | 1,816 ft<sup>2</sup> | Lot: 2 ft<sup>2</sup>
- » 1.56 Acres
- » Signalized Intersection
- » More Info: [620MeramecStation.com](http://620MeramecStation.com)



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Rare 1.5 acre offering on highly trafficked intersection at Hwy 141 and Helfrich Rd. Excellent redevelopment opportunity with high traffic count at 52,000 VPD and visibility at signalized intersection. Ideal location for service station, convenience store, restaurant, retail, etc. Currently zoned residential with a Single Family Home on property renting for \$1,600/month.

