



**\$169,900**

SemoMLS #: 14289 • Agency Listing #:

### Young Real Estate LLC

1516 W Bus Hwy 60  
Dexter, MO 63841  
573-624-4441 • Fax: 573-624-4451  
info@yrellc.com  
<http://www.YRELLC.com>

Here's the perfect opportunity to turn your business dreams into reality! This half-acre lot, conveniently located on BUS HWY 60 in Dexter, near Break Time, is cleared and primed for your business venture. It offers excellent ingress and egress with four driveways – two directly from BUS HWY 60, one from Elk St, and one from McCollum.

Previously a service station, all tanks were removed in 2008 and approved by the Missouri Department of Natural Resources, with all paperwork readily available. Don't miss the chance to build your business in this prime location!

**Lot:** 148x150  
**Acres:** 0.510  
**County Taxes:** 515  
**City Taxes:** 83  
**Cropland:** No  
**Pasture:** No

**Utilities:** Public  
**Water:** City  
**Waste:** Sewer  
**Woods:** No  
**Hill Land:** No  
**Graded:** No  
**Irrigated:** No

**Flood Zone:** No  
**Zoning:** Commercial  
**County:** Stoddard  
**School:** Dexter  
**Rural:** No



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