

## Property Agent Only Format

**723 Old Woodlawn Avenue, Unincorporated, Missouri 63366**

MLS#: **26002742**  
 List Date: **01/12/2026**  
**Recent: 01/19/2026 : New Listing**  
 County: **St. Charles-MO**  
 Muni/Twp: **Unincorporated**  
 Prop/Sub Type: **Commercial Sale/Mixed Use**  
 Subdivision: **na**

Status: **Active**  
 Expected Dt:  
 Curr Price **\$150,000.00**  
 Orig Price: **\$150,000**  
 CDOM/DOM: **0/0**  
 Exp Date: **07/31/2026**



Style: **/NA**  
 Beds/Baths: **0**  
 Full Baths: **0**  
 Yr Built/Est. Age: **1954/72**  
 Bldg Name:  
 Cross Street: **Veterans Memorial**  
 Lot SqFt: **19,319**  
 Lot Dim:  
 SqFtAbv/PSF: **/**  
 Area: **408 - Fort Zumwalt North**

Half Baths: **0**  
 New Const:  
 Sct/Twn: **UNINCORPORATED**  
 Lot Size: **.444 ac (Public Records)**  
 SqFt Total: **2,344**  
 # Prk:

### Features

Laundry: **Inside**

### Additional Features

Garage:  
 Construction: **Brick, Brick Veneer**  
 Waterfront: **No**  
 Disclosures: **Flood Plain No, Seller Property Disclosure**

Carport: **No**  
 Foundation: **Slab**

### Systems & Utilities

Cooling: **Central Air**  
 Heating: **Forced Air**  
 Other Equip: **Call Listing Agent**

Sewer:  
 Water:  
 Utilities: **Cable Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Available, Sewer Not Connected, Water Available**

### Public Remarks

Commercial building or lot in the heart of O'Fallon off Veterans Memorial Pkwy close to Hwy K and I70. This 2300 sq ft building sits on .46 acres currently in unincorporated St Charles County. This property has a lot of potential if someone wants a clean slate to remodel the older building or tear it down and have a lot to build on or use for storage. Currently on well and septic but City of O'fallon can provide public water and sewer. Property being sold as is but seller has a building inspection and appraisal report they are willing to provide to a buyer.

### Legal/Taxes

Parcel ID: [2-057D-S029-00-0029.0000000](#)  
 Ownership: **Private**  
 Taxes: **\$4,618.00**

Builder Name:  
 Tax Year: **2025**  
 Prop Asd Cty Tx: **No**

### Listing/Contract Info

Listing Service: **Full Service**  
 Special Listing Conditions: **Listed As Is, Standard**  
 Licensee Assisting Seller: **Designated Agent**  
 Realtor Remarks: **Set appt thru mls. Call chad with any questions. 314-280-1234**

Listing Agreement: **Exclusive Right To Sell**  
 Possession: **Close Of Escrow**  
 Seller Concessions: **No**

### Agent/Broker Info

List Office: [Coldwell Banker Realty - Gundaker \(CBG 21\)](#)  
 Office Phone: **636-561-1000**  
 Office Fax: **-**  
 Address: **3401 Technology Dr., Lake St. Louis, MO 63367**  
 Co List Office: [Coldwell Banker Realty - Gundaker \(CBG 21\)](#)

List Agent: [Chad Matlick \(CCHMATLI\)](#)  
 Contact #: **314-280-1234**  
 LA Email: [chadmatlick@gmail.com](mailto:chadmatlick@gmail.com)  
 LA License #: **1999073074**  
 Co List Agt: [Saundra Pogrelis \(SPOGRELI\)](#)  
 COLA Contact #: **314-330-2121**

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