



FOR LEASE

\$12.00/SF
1400 SF



PROPERTY FEATURES

Retail or office space in this well located strip center at Belt Hwy and Beck Rd. Additional tenants in the building include Baskin-Robbins, Edward Jones and State Farm Insurance and Outlaw Ink. Additional tenants in the shopping center include The Mark-it, Dr. Rosenak's Optical Options, Pizza Shoppe. Near Harbor Freight, Price Chopper, Speedy's convenience store. Traffic counts on the Belt Hwy at location are about 22,000 vehicles per day.



- Price: \$12.00/SF plus \$1.00/SF CAM
- Year Built: 1981
- Property Type: Office
- Parking Ratio: 5/1,000 SF
- Building Class: B
- Zoning Description: C-3
- Lot Size: 1.55 acres



Berkshire Hathaway HomeServices Stein & Summers Real Estate

Raymond Sisson

Director of Commercial Services

816-390-7478

ray@raysisson.net

www.raysisson.net

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
REAL ESTATE

COMMERCIAL

MO Lic #: 1999020688, KS Lic #: BR00003466
1007 E. St. Maartens Dr. Saint Joseph, MO 64506

©2024 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

2302 North Belt Highway, Saint Joseph, MO