

# 3601 Frederick

3601 FREDERICK AVE · SAINT JOSEPH · MO · 64506

**BERKSHIRE  
HATHAWAY**  
HomeServices

Stein & Summers  
Real Estate



- 4,140 SF, 8,280 SF, 9,685 SF OR 13,825SF
- LEASE 1, 2 OR ALL 3 SPACES
- GREAT LOW LEASE RATE

## FOR LEASE

# \$4.30/yr

13,825 SF for lease. Space may be divided. 4,140 SF on lower level with separate entrance. 9685 SF in two joined buildings. Good location near Belt Hwy & Frederick Ave intersection. Near Bishop LeBlond High School, Heaton, Bowman Smith and Sindenfaden Chapel, Walgreens, CVS, Commerce Bank and more. See floor plan, could be leased as buildings 2 and 3 9,685 SF (\$4200/month) , or buildings 3 and 4 8,280 SF (\$2,070) or buildings 2, 3 and 4 13,825 SF (\$4,950/month).



- MSA - ST. JOSEPH, MO-KS
- BUILT IN 1960
- 4140 MINIMUM DIVISIBLE SF
- RETAIL/FREE STANDING
- 13,825 GSF
- 1.32 ACRES



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