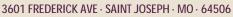
3601 Frederick







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



\$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).

- Frederick Boulevard **Baptist Church** re Psychiatric Mosaic Medical Center - St. Joseph Albrecht-Kemper seum Museum of Art (169) C Missouri St Joseph Hy-Vee Grocery Store Nestern State University Central High School Messanie St Google Map data ©2022
- · 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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