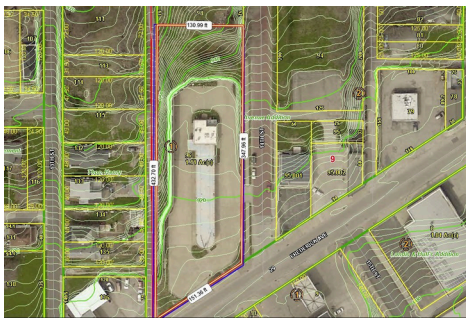




FOR SALE

\$245,000.00
1200 SF



PROPERTY FEATURES

Ideal for redevelopment. Former Sonic drive-in. Property sold 'As Is'. Large 1.11 acre lot on the west edge of downtown St. Joseph. Quickly gentrifying area. Take advantage of the traffic from nearby businesses, including River Bluffs brewery, Parkway Distillery, several restaurants, and small retail stores.

- Large 1+ acre lot
- Built in 2000
- C-3 / R-4 zoning
- High traffic counts on Frederick Ave - 8300 per day
- Population 1 mile - 11,550; 3 mile 48,000; 5 mile - 75,150
- HH Income: 1 mile - \$52,000; 3 mile - \$52,065; 5 mile - \$56,850

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1317 Frederick Ave., St. Joseph, MO 64501