



FOR SALE OR LEASE

7,200 SF
\$475,000.00 or
\$4.60/SF plus
expenses



PROPERTY FEATURES

7,200 SF building on 32,000 SF lot, located near the signaled intersection of St. Joseph Avenue and 5th Avenue in St. Joseph, MO.

Building has large plate glass windows, large newly re-paved parking lot. Building not in flood plain or floodway.

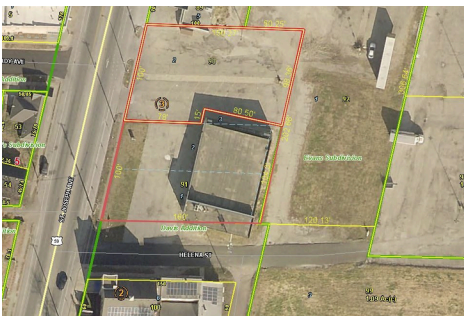
Traffic counts on St. Joseph Ave at 5th Ave - 12,750 AADT

Nearby businesses include Brother's Market, Northwest Health clinic & pharmacy, Gas Monkey & Dicks Bait & Tackle.

Also for lease for \$4.60/SF plus expenses.

Owner/broker

- **Lot Size: 160' X 200'**
- **Newly overlaid parking lot 2025**
- **New HVAC in 2025**
- **New roof in September 2025**
- **Zoning Description: M-2 Heavy Industrial or retail**



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MO Lic #: 1999020688, KS Lic #: BR00003466

**BERKSHIRE
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