

For Lease

**3414 S 22nd Street
Saint Joseph, MO 64503**



32,000 SF

Offered at \$3.85/SF NNN



Strip center on 4.26 acres on S 22nd St. 32,000 former grocery store, recently used as bar and event center, now vacant, with adjacent small stores.

Large box could possibly be converted to warehouse. 12' ceilings.

- **32,000 SF**
- **Zoned C-3**
- **4.26 acres**
- **7500 vehicle per day**
- **Taxes, \$15,440 (2024)**



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