

# For Sale

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



**47,000 SF**  
**Offered at \$1,375,000**



32,000 SF of climate-controlled space for warehouse or self-storage.  
12' ceilings. Additional 15,000 SF could be RV or boat storage.  
9 HVAC units, new in 2009  
New roof in 2024.  
3-phase electric.  
Large paved parking lot.

- **32,000 SF Climate controlled warehouse**
- **15,000 SF RV or boat storage**
- **Zoned C-3**
- **4.26 acres**
- **7500 vehicle per day**
- **Taxes, \$15,440 (2024)**



## **Raymond Sisson**

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**BERKSHIRE  
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HOMESERVICES

**STEIN & SUMMERS  
REAL ESTATE**

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