



FOR LEASE

\$4,600.00/mo
9,685 SF



PROPERTY FEATURES

9,685 SF available for lease on west side 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.

- Excellent retail location on Frederick Ave, near Belt Hwy
- Signaled intersection of Frederick Ave & 36th St.
- Freight elevator
- 1 Drive in door
- 8' ceiling height
- Zoned C-3 general commercial
- Rendering done for new front facade
- Available January 1, 2025



Raymond Sisson

Director of Commercial Services

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MO Lic #: 1999020688, KS Lic #: BR00003466

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STEIN & SUMMERS
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3601 Frederick Avenue, Saint Joseph, MO 64506