



FOR LEASE

\$8,950.00/mo
13,400 SF



PROPERTY FEATURES

13,400 SF available for lease on east 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.
- 14' ceiling height
- Zoned C-3 general commercial
- Rendering done for new front facade
- Rent will be increased when upgraded
- Available Immediately



Raymond Sisson

Director of Commercial Services

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MO Lic #: 1999020688, KS Lic #: BR00003466

**BERKSHIRE
HATHAWAY**
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STEIN & SUMMERS
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3601 Frederick Avenue, Saint Joseph, MO 64506