

# For Sale

## DOWNTOWN SAINT JOSEPH, MO



### 501 Felix Street, Saint Joseph, MO 64501

### 23,880 SF | ASKING \$650,000.00

Introducing a prime opportunity for Retail / Street Retail investors in Saint Joseph, MO: a historic gem at 501 Felix St. Constructed in 1910, this 23,880 SF building exudes character and potential. Boasting a versatile P-1 zoning, it offers a wide range of retail possibilities, making it an ideal investment for visionary entrepreneurs. The central location ensures high visibility and foot traffic, enhancing the appeal to discerning retailers. With its rich history and significant space, this property is poised to become a cornerstone of Saint Joseph's retail landscape, offering an unmissable chance for Retail / Street Retail investors to make their mark on the local market. A large building burned adjacent to property, may have caused contamination. Adjacent building to the east is being razed by the City, west wall may have incurred damage.



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