

302 S 3rd Street St Joseph, Missouri 64501  
MLS #: 2044982 Status: Active

County: Buchanan

L Price: \$175,000  
Lease: 7.5



Type: Other  
Use: See Remarks, Retail, Other  
Tot SF: 40000 Acres:  
Min SF: 40000 Max SF: 40000 Zone: M2  
Lsz: 0.85 Ofc ID: KW03  
Name: Downtown Furn Empori Agt ID: EvansTM  
L/S: Lease Or Sale  
Sprinkler: Dry  
Legal: see documents

For Sale or Lease, (Will Divide for Lease)

General Information

Yr Built: 1881 Age: 101 Years/More Flood: Unknown  
Op Exp: Grs Inc: Net Inc: Cap Rt:  
# Stories: 4 Leased: No Curr Lse:  
Road: City Street, Highway Occupy: Vacant  
Parking: Common Park Lot, On Street, Parking Lot, Location: Business District, Free Standing  
City Limits: Yes Streets: Pub Maint  
Utilities: 220v Service, Electric, Gas, Phone, Sanitary Sewer, Water  
Misc: Building Sign, Delivery Door(s), Display Window, Freight Elevator, Public Restroom, Scales

Remarks & Directions

2 properties = 1 price! 5 story Historic building & 40x40 metal storage bldg with newly paved lot & 2-14' doors & walk-in door. Both ideally located in downtown St. Joseph. Brick bldg. has 5 floors of impeccable-ornate woodwork, original windows, wood floors, wood ceilings, brick walls & beams. Original scales on 2 floors, main floor vault, 5 floor elevator, loading docks & paved lot in back. The front exterior of the brick building is full of details! The metal bldg has new paved lot & newer overhead doors.

A Rmks: Building also available for lease. Each floor is approx. 10,000 sq ft. \$7.50 sq ft is average price / per floor. Floors can be divided. Allow 120-160 days for new owner to prep for tenant.

Dir: SW corner of 3rd and Charles.

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:		Bs Yr:		Allow:		Includes:	See Remarks, Srvc-Busines
Clr Ht:		U-R:		# Park:		# Empl:	
# Drv In:		Allow:				Hours:	
# Dock:	2	# Park:				Days:	
Dr Ht:	14	Bld Sz:					
Rail:							
Allow:							

Financial Information

Will Sell: Cash, Conventional  
Tax: \$3,536 Spc Tax: \$0 Total Tax: \$3,536 Tax Com:



Don Evans, GRI



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