



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices

INVESTMENT OPPORTUNITY



PROFESSIONAL BUILDING

5,270 Sq. Ft.

6501-03 N. Belt Hwy, Country Club, MO
(St. Joseph, MO)

www.stjoseph.net/cb/6501-03nbelt.pdf

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www.stjoseph.net/cb/6503nbelt.pdf

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Description

- Professional building located at 6503 N Belt Hwy, Country Club, MO offers 5,270 Sq. Ft.
- Lot: 1.20 Acres
- The north half consisting of 2,635 Sq. Ft. is leased until July 1, 2023. The south half hair salon, owned by current owner, can either maintain a lease option or vacate.
- Accessible and visible from the North Belt Highway.
- Just minutes from Interstate 29 and N. 169 Highway interchange and Shoppes of North Village.
- Free standing.
- Asphalt Parking offers 55 parking spaces.
- The Professional Office Building is located just north of B & J Skate Center and south of the Village's City Hall.
- For Sale: \$750,000

Property Feature Sheet

Investment Opportunity



6503 N Belt Hwy, Country Club, MO

Building: 5,270 SF

Lot: 1.20 Acres

Available: North end: 2,635 SF for lease on July 1, 2023
South end: Current owner occupied

Parking: Adjacent - Asphalt
55 Parking Spaces

Highway: North Belt Hwy - 5 Lanes

Water: Missouri American Water Co.

Gas: Spire

Electricity: Evergy

Sewer: City of St. Joseph dba Country Club Village

Adjacent Tenant: Yes, Hair Salon

Just minutes from Main Traffic Artery: US Hwy 169 & US 71 (Business Route 29)

Access: N. Belt Hwy

For Sale: \$750,000

For Lease: \$11.00/SF plus taxes \$1.36, insurance \$0.38 & CAM \$0.25

Possession: July 1, 2023

CoStar#: 27522490

MLS #: 2418217

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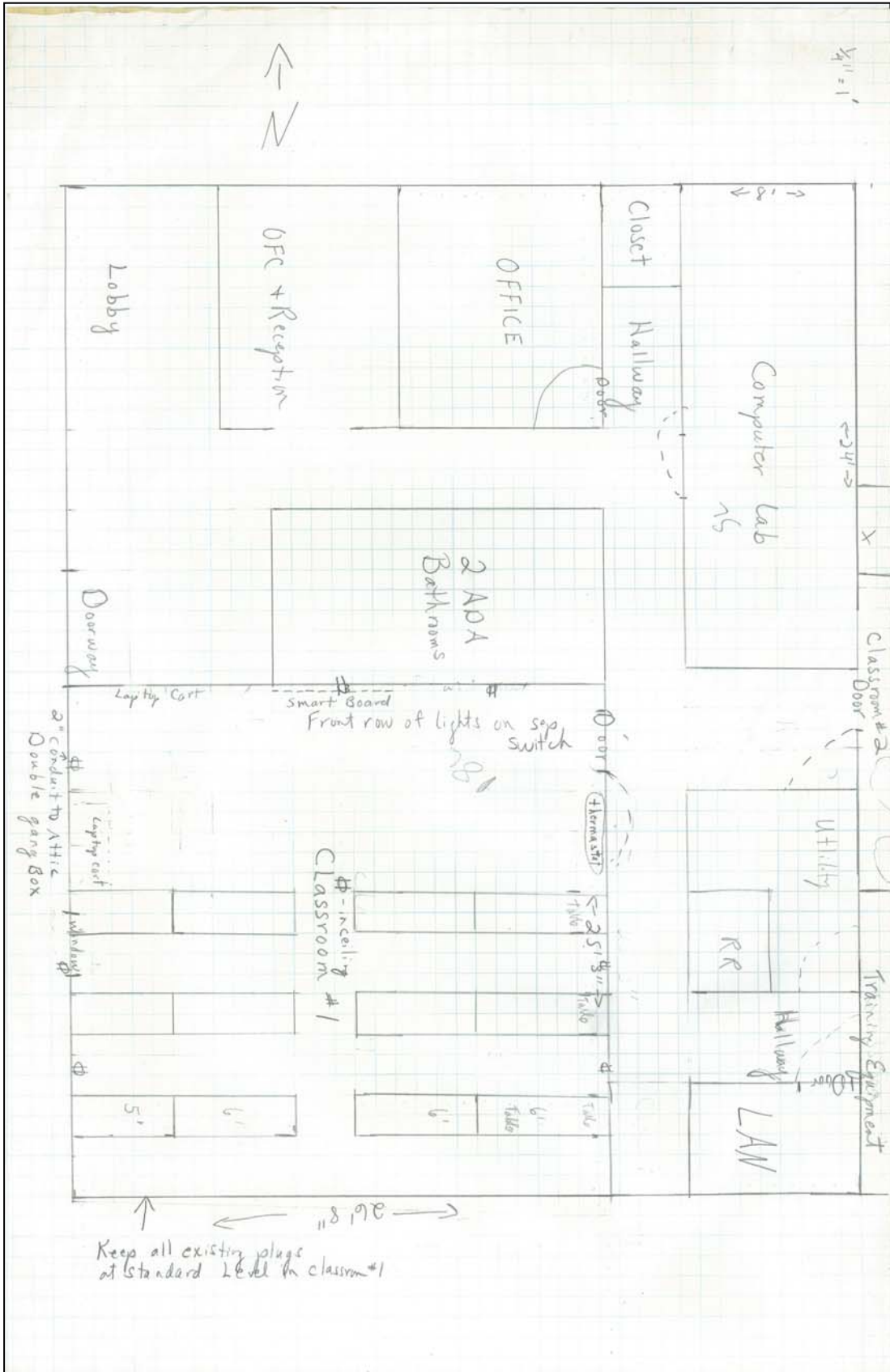
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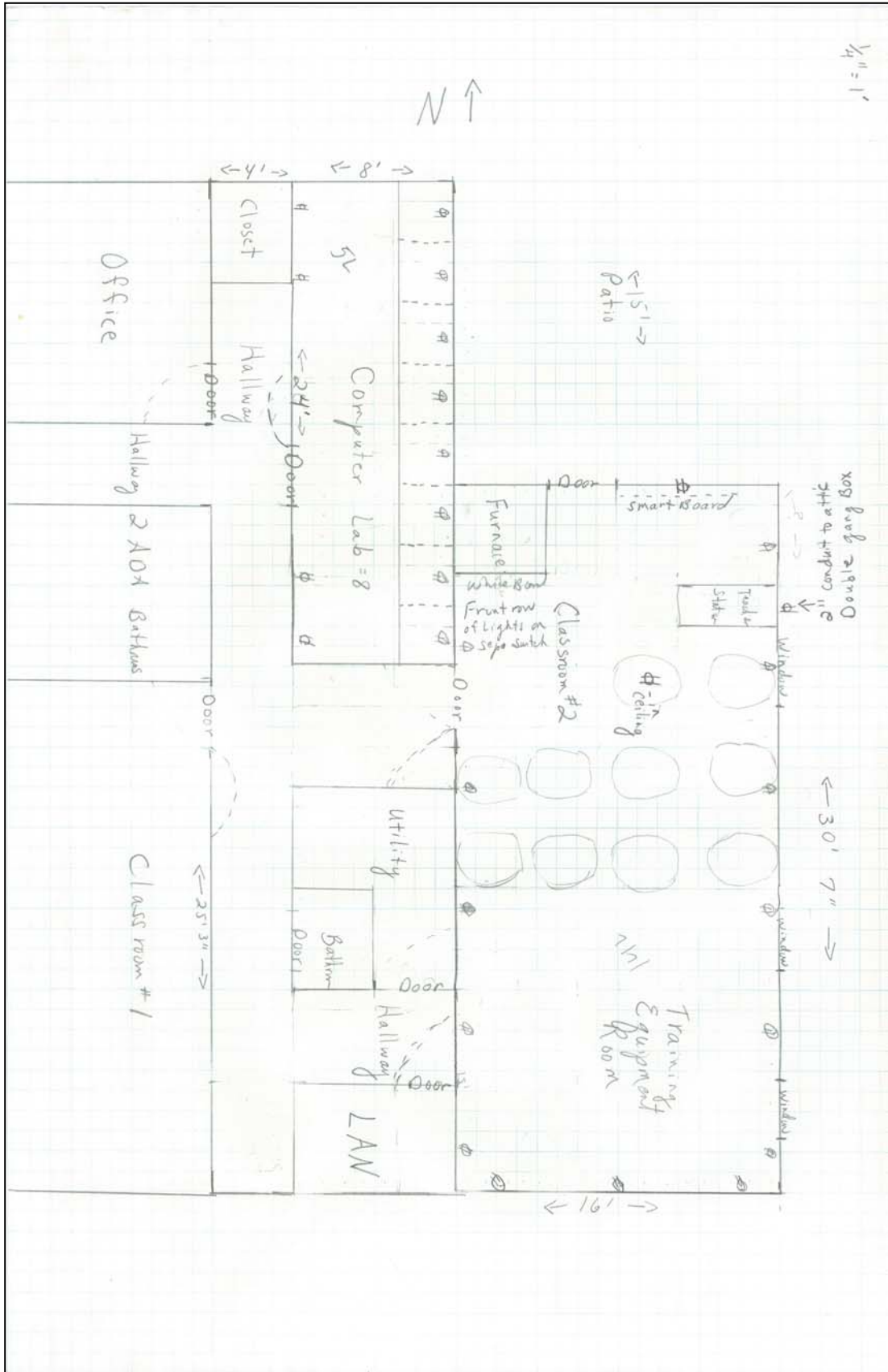


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

Floor Plan 1



Floor Plan 2



SITE PLAN



Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

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COMMERCIAL SERVICES

COMMUNITY PROFILE

St. Joseph Metro Chamber
www.saintjoseph.com

City of St. Joseph
www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau
www.stjoemo.info

Demographic Web Site:
www.nwmoinfo.org

Buchanan County
www.co.buchanan.mo.us

St. Joseph News Press
www.newspressnow.com

St. Joseph School District
www.sjsd.k12.mo.us

Missouri Western State University
www.missouriwestern.edu

Allied Arts Council
www.stjoearts.org

St. Joseph Museum
www.stjosephmuseum.org

Areaguide Saint Joseph
<http://saintjosephmo.areaguides.net>

Patee House Museum
www.ponyexpressjessejames.com



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