

2414 S Leonard Road, St Joseph, MO 64503

Listing

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MLS#: **2457055**

Status: **Active**

County: **Buchanan**

L Price: **\$209,900**

Lease: **\$1,800.00**

Commercial

Area: **1121 - Buchanan Co SE-N=I-36;S=Co Line; E=Co Line;W=I-29**



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Name:

L/S: **Lease Or Sale**

Stories: **2**

Lsz: **.72 - Acres**

Min SF: **2,353** Max SF: **2,353**

Use: **Other**

Type: **Office**

Age: **51-75 Years**

Yr Blt: **1970**

Zoning: **C-3**

Total SF: **2,353**

Brk ID: **KW03**

Agt ID: **HAMGROUP**

General Information

Leased: **No**

Curr Lse:

Flood:

Cap Rt:

Op Exp:

Grs Inc:

Net Inc:

Road: **City Street**

Occupy: **Vacant**

Parking: **Parking Lot, Paved Area**

Location: **City Location**

Owners:

City Limits: **Yes**

Streets:

Utilities: **Electric, Gas, Water**

Interior:

Exterior:

Security:

Accessibility:

Maint Pr:

Ceiling Height:

Listing Office Information

Show: **Call Co-op**

Poss: **Close Of Escrow**

List Type: **Exclusive Right To Sell**

LO: **Keller Williams KC North**

LA: **The Hamilton Group**

Agt Email: **chamilton@kw.com**

LA2:

LA Cap: **Designated Agent**

Builder:

Builder Plan:

InternetList: **Yes**

Bonus:

List Service: **Full Service**

Spec Conds:

Ofc Ph: **816-452-4200**

Agt Ph:

Agt Ph:

Co-op: **Broker Bay**

Spec Docs:

XD:

List Dt: **10/04/2023**

Exp Dt: **06/01/2024**

Ofc Ext:

Ofc Fax:

SAC: **0**

BAC: **3**

TBC: **3**

CBO: **Gross Sale Price**

Dual Var Comp:

Remarks & Directions

Building for sale or lease. Main floor features 4 private offices and some common area space. Lower level consists of one large private office, a common area, and 2 bathrooms. Lower level also has walkout door through the utility room.

Private Remarks - Showing Agt Info:

Please use Broker Bay to schedule showings. Call listing agent with any questions- 816-387-7829.

Directions:

I-29 to exit 169 S. Left (East) on 169 S to Leonard Rd. Left (North) on Leonard Rd at the traffic light. Proceed North until you find the building on the left (West)

Business Information

Net Ch: Industrial

X Stop: Office

Net Ch: Retail

Business: Business Opp

Ofc SF: **1,353**

Bs Yr:

Allow:

**Accounting,
Professional Service**

Whs SF:

U-R:

Includes: **Other**

Clr Ht: **0**

Allow: **Usable**

Empl:

#Drv In: **0**

#Dock: **0**

Dock Type:

Dr Ht:

Rail:

Allow:

Financial Information

Will Sell: **Other**

HOA: **/**

Earnest Deposit: **First American Title**

Tax: **\$3,105**

Spc Tax: **\$0**

Total Tax: **\$3,105**

Tax Comm:

Status Change Information

Prev List Pr: **\$1,800**

Orig LP: **\$1,800**

Mod Dt: **04/23/2024**

Entry Dt: **10/04/2023**

S Brk:

Cont Dt:

Close Dt:

S Agent:

Agency:

DUC:

Sale Terms:

Financial Connections:

Sale terms:
Major Rep: /
One Time Showing:

Financial Concessions:
Incentives: