

FOR SALE- COMMERCIAL

# 3921 & 3927 FREDERICK AVE ST. JOSEPH, MO 64506



*For more information or to view property contact  
Chuck Hamilton, 816-387-7829.*



THE HAMILTON GROUP

## MIXED USE

**\$3,990,000**

Current Chevy Dealership. 2 parcels with over 7 acres together. Just a block from I-29 with a high traffic count. Frederick Ave and Woodbine Rd frontage. Approximately 240,000 square feet of asphalt paving. 100% heated and cooled by roof-mounted HVAC units and forced air furnaces.

Six 14x14 and seven 10x10 drive in doors and one 8x8 dock level door. Sale is subject to deed restriction- no automotive sales, maintenance, service, or repair businesses.

- 48,391 Sq Ft
- 7.3 Acres
- Prime Location