

3921 & 3927 Frederick Avenue, St Joseph, MO 64506

Listing

3921 & 3927 Frederick Avenue, St Joseph, MO 64506
 MLS#: **2483432** Status: **Active**
Commercial
 Area: **113 - N=Iowa;S=Hwy 92;E=I-29;W=Mo Rvr**

County: **Buchanan** L Price: **\$5,000,000**



Name: **Reed Chevrolet** Type: **Other**
 L/S: **Sale** Age: **51-75 Years**
 # Stories: **1** Yr Blt: **1970**
 Lsz: **7.3 - Acres** Zoning: **C-3**
 Min SF: Max SF: Total SF: **48,391**
 Use: **Auto Services, Car Dealer**

Brk ID: **KW03**
 Agt ID: **HAMGROUP**

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General Information

Leased: No	Curr Lse:	Flood: No	Cap Rt:
Op Exp:	Grs Inc:	Net Inc:	
Road: City Street		Occupy: Owner To Vacate	
Parking: Garage, Parking Lot, Paved Area		Location: Corner Lot, Free Standing	
Owners: Reed Family Properties LLC		City Limits: Yes	Streets:
Utilities: Electric, Gas, Water			
Interior: Private Restroom, Public Restroom			
Exterior: Pole Sign			
Security:			
Accessibility:			
Maint Pr:			
Ceiling Height:			

Listing Office Information

Show: Call Listing Agent	List Service: Full Service	List Dt: 04/24/2024
Poss: Funding	Spec Conds:	Exp Dt: 04/30/2025
List Type: Exclusive Right To Sell	Ofc Ph: 816-452-4200	Ofc Ext:
LO: Keller Williams KC North	Agt Ph:	Ofc Fax:
LA: The Hamilton Group	Agt Ph: 8163877829	SAC: 0
Agt Email: chamilton@kw.com	Co-op: 8163877829	BAC: 3
LA2:	Spec Docs:	TBC: 3
LA Cap: Designated Agent	XD:	CBO: Gross Sale Price
Builder:		Dual Var Comp:
Builder Plan:		
InternetList: Yes	Bonus:	

Remarks & Directions

Fantastic opportunity!! Current Dealership. 2 parcels with over 7 acres together in a prime location. Just a block from I-29 with a high traffic count. 450 linear feet of frontage on Frederick Ave and 750 linear feet of frontage on N Woodbine Rd. Approximately 240,000 square feet of asphalt paving. Built in 1970 and renovated in 2012, this building boasts over 48,000 sq ft with 10,502 sq ft of that being showroom/office space and the remaining being service/part space. 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.

Private Remarks - Showing Agt Info:
Please call Chuck Hamilton for showings and questions. 816-387-7829

Directions:
I-29 N to Frederick Ave Exit. Left on Frederick. Dealership is on the corner on the right.

Business Information

Net Ch: <u>Industrial</u>	X Stop:	Net Ch: <u>Retail</u>	Business: <u>Business Opp</u>
Ofc SF: 10,502	Bs Yr:	Allow:	Auto Dealer, Auto Service
Whs SF:	U-R: Usable		Includes: Real Estate
Clr Ht:	Allow:		# Empl:
#Drv In: 13			Open:
#Dock: 1			
Dock Type:			
Dr Ht:			
Rail:			
Allow:			

Financial Information

Will Sell: Cash, Conventional	HOA: /	Earnest Deposit: Preferred Title
Tax: \$41,030	Spc Tax: \$0	Total Tax: \$41,030
		Tax Comm:

Status Change Information

Prop List Dt:	Orig L P:	Mod Dt:	Estab Dt:
	\$5,000,000	04/25/2024	04/24/2024

Prev List Pr:
S Brk:
S Agent:
Sale Terms:
Major Rep: /
One Time Showing:

Orig LP: **\$5,000,000**

Mod Dt: **04/25/2024**
Cont Dt:
Agency:
Financial Concessions:
Incentives:

Entry Dt: **04/24/2024**
Close Dt:
DUC: