
The Shakespeare Chateau

Investment Overview & Strategic Opportunity

The Shakespeare Chateau at 809–819 Hall Street, St. Joseph, Missouri is offered across two distinct acquisition paths — residential and commercial — each representing a rare opportunity to steward one of America’s most intact and operationally proven Gilded Age estates. The property carries a 14-year track record of successful hospitality operations, National Register designation, individual local landmark status, and a campus of three buildings spanning just under two acres.

RESIDENTIAL OFFERING	COMMERCIAL OFFERING
\$2,000,000	\$2,500,000
Real estate only No furnishings or business operations	Real estate + most furnishings, FF&E, business assets, website & brand

Property Snapshot

Main Residence	809 Hall Street — 9,850 sq ft across three stories plus finished basement. 8 bedrooms, 6 full baths, 4 half baths. Six guest suites, multiple formal gathering rooms, commercial kitchen, wine cellar, three staircases between first and third floors plus two staircases to the basement.
Carriage House	Three independent apartments — currently occupied by long-term tenants, providing rental income in place at closing. Suitable for extended-stay accommodations, staff housing, or continued long-term rental use.
819 Hall Street	The Kirkpatrick/Garth House — believed to predate the Civil War (pre-1868), with a major remodeling around 1900. Exterior intact and restored; interior stripped to the studs. Ready for buildout as destination restaurant, boutique café, gallery, event space, or additional lodging, subject to zoning and approvals.
Grounds	Just under two acres across a walkable, cohesive campus. Mature gardens, green spaces, and original ironwork. Outdoor areas suitable for events, weddings, and extended guest programming.
Year Built	1885. Architect: Edmund Jacques Eckel. Style: Chateausque.
Historic Status	National Register of Historic Places (contributing resource, Hall Street Historic District). Individual local landmark designation (809 Hall).
Operations	14-year track record as destination B&B, wedding/event venue, and cultural tour home. 5-star review history across TripAdvisor, Google, and Yelp. Named Best Bed & Breakfast in St. Joseph, 2026.
Seller Financing	Seller open to discussing partial seller financing for qualified buyers with a credible vision for the property.

What Makes This Property Irreplaceable

- Believed to have more original stained-glass windows than any other Gilded Age mansion home in North America — 47 original windows, present in every room on the first and second floors
- Three museum-quality pictorial stained glass windows — assessed by a specialist who has worked for the Metropolitan Museum of Art — representing some of the finest hand-painted glass ever produced
- Rare Zuber panoramic wallpaper “Eldorado” (installed c. 1920) — one of an extremely limited number of private installations in America; counterparts held at the White House and Monticello
- Extraordinary High-Victorian interior in original intact condition: hand-carved woodwork in cherry, mahogany, oak, walnut, and pecan; encaustic tile flooring; ornate plaster ceilings; original chandeliers throughout
- Stained glass and bronze collection with a base valuation of \$507,648 and a historic value premium valuation of \$953,231
- National Register designation creates eligibility for Federal Historic Tax Credits (20% rehabilitation credit) and Missouri State Historic Tax Credits — a meaningful component of redevelopment underwriting
- Both 809 and 819 Hall Street are past recipients of City grant funding through the Save Our Heritage Grant program

Strategic Use Cases

Residential / Legacy Estate	A primary or secondary residence of extraordinary scale, character, and historic significance. Suitable for preservation-minded families, architecture enthusiasts, and legacy buyers.
Boutique Inn / Destination Hospitality	Proven operational platform. Six guest suites, commercial kitchen, event spaces, and 14+ years of 5-star reviews. Ready for continuity or thoughtful repositioning.
Wedding & Event Venue	Exceptional indoor and outdoor settings across nearly two acres. Established event history and commercial kitchen infrastructure in place.
Nonprofit / Foundation Headquarters	Mission-aligned acquisition opportunity for an organization seeking a landmark property for retreats, programming, cultural events, or community engagement. Seller financing may be available.
Institutional / Museum Use	The concentration of original finishes — stained glass, tilework, woodwork, Zuber wallpaper, bronze panels — creates a near time-capsule environment for decorative arts study and period-room interpretation.
Corridor / Campus Development	A neighboring historic mansion on Hall Street may present additional acquisition opportunity. Buyers interested in a broader corridor or block restoration strategy are encouraged to inquire directly.

Why St. Joseph, Missouri

Proximity	Approximately 45 minutes from Kansas City International Airport (MCI); centrally located within the Midwest corridor.
Cost Advantage	Significantly lower acquisition and operating costs than comparable historic properties in coastal markets — maximizing impact and return per dollar invested.

Historic Fabric Founded in 1842, St. Joseph retains one of the most significant collections of American architecture in the country despite losing over 70% of its historic building stock.

City Partnership Active municipal investment in preservation and cultural tourism through programs including the Save Our Heritage Grant, from which both 809 and 819 Hall Street have previously benefited.

Recommended Next Steps

1. Review full property details, video, floor plans, and 3D tour at ShakespeareOnHall.com
 2. Contact listing agent to confirm financial capacity and schedule a private tour (minimum two hours recommended).
 3. Request revenue figures and operational documentation for the commercial track.
 4. Explore acquisition terms, including the potential for partial seller financing.
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