



3111 North Belt Hwy.

ST. JOSEPH, MO

\$399,000.00



## PROPERTY DETAILS

- 2496 SF
- North Belt Hwy location
- .7 acre lot
- Parking for 12 cars
- 1 overhead door
- Zoned C-3 general commercial
- 26,950 vehicles per day on Belt Hwy
- Population: 33,200 - 3 miles; 69,425 - 5 miles
- Households: 13,050 - 3 miles; 28,550 - 5 miles
- Avg. HH Income: \$79,890 - 3 miles; \$81,390 - 5 miles
- Does not include business or veterinary equipment.



**Raymond Sisson**  
 Director of Commercial Services  
 816-390-7478  
[ray@raysisson.net](mailto:ray@raysisson.net)  
[www.raysisson.net](http://www.raysisson.net)  
 MO Lic #: 1999020688, KS Lic #: BR00003466

**Lynne Stover**  
 816-262-7787  
[lynnestover@gmail.com](mailto:lynnestover@gmail.com)

**BERKSHIRE  
 HATHAWAY**  
 HOMESERVICES

STEIN & SUMMERS  
 REAL ESTATE  
 COMMERCIAL

MO Lic #: 1999020688, KS Lic #: BR00003466 1007 E. St. Maartens Dr. Saint Joseph, MO 64506  
 ©2025 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

3111 North Belt Highway, Saint Joseph, MO 64506