

For Sale

**3414 S 22nd Street
Saint Joseph, MO 64503**



47,000 SF

Offered at \$1,375,000



32,000 SF of climate-controlled space for warehouse or self-storage.
Could be expandable up to 64,000 SF

12' ceilings. Additional 15,000 SF could be RV or boat storage.

9 HVAC units, new in 2009

New roof in 2024.

3-phase electric. Large paved parking lot.

- **32,000 SF Climate-controlled warehouse, exp. to 64,000 SF**
- **15,000 SF RV or boat storage**
- **Zoned C-3**
- **4.26 acres**
- **7500 vehicle per day**
- **Taxes, \$15,440 (2024)**



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