

Land for Sale

**3612 N Village Drive
Saint Joseph, MO 64506**



4.70 Acres
Offered at \$1,530,000



Excellent opportunity to own a great piece of property near the Shoppes at North Village. 4.7 acres (204,732 SF) just west of Ricky Dean's on N Village Dr would make a great location for another entertainment venue, a restaurant, office, retail, etc. A road can be completed to connect this property to N Village Dr, also. Owner will assume percentage responsibility for the water retention area..

- Located between Ricky Dean's entertainment center and Holiday Inn Express
- An access road from N Village Dr is possible
- Detention across the southern portion of the property will require a maintenance agreement among the surrounding property owners



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