



Real Estate Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

Commercial Build-Site N. 169 HWY, Buchanan County, MO

COMMERCIAL BUILD-SITE RIGHT IN ST. JOSEPH, MO!

This property is approx. 27.56 Acres +/- zoned C-3 in an excellent location! It's a great opportunity for a new business location and is only approx. 0.6 miles from I-29 and approx. 0.7 miles from the Shoppes at North Village! This is a rapidly expanding area that is highly diverse with so many possibilities!

LOCATION:

This commercial build-site is located just East approx. 0.1 miles of the North Belt, HWY at the intersection of 169 HWY and Cook Rd. St Joseph, MO.

PRICE:

\$1,100,000.00

IMPROVEMENTS:

This land is unimproved.

TAXES:

2019 taxes were \$232.26 on 27.56 taxable acres.

RENTAL STATUS:

Property is available for possession at the time of closing.

LISTING AGENT:

Nathan Kneib

(816) 271-3246 or nathan@barnesrealty.com



BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

Commercial Build-Site N. 169 HWY, Buchanan County, MO
Aerial Photos



Commercial Build-Site N. 169 HWY, Buchanan County, MO



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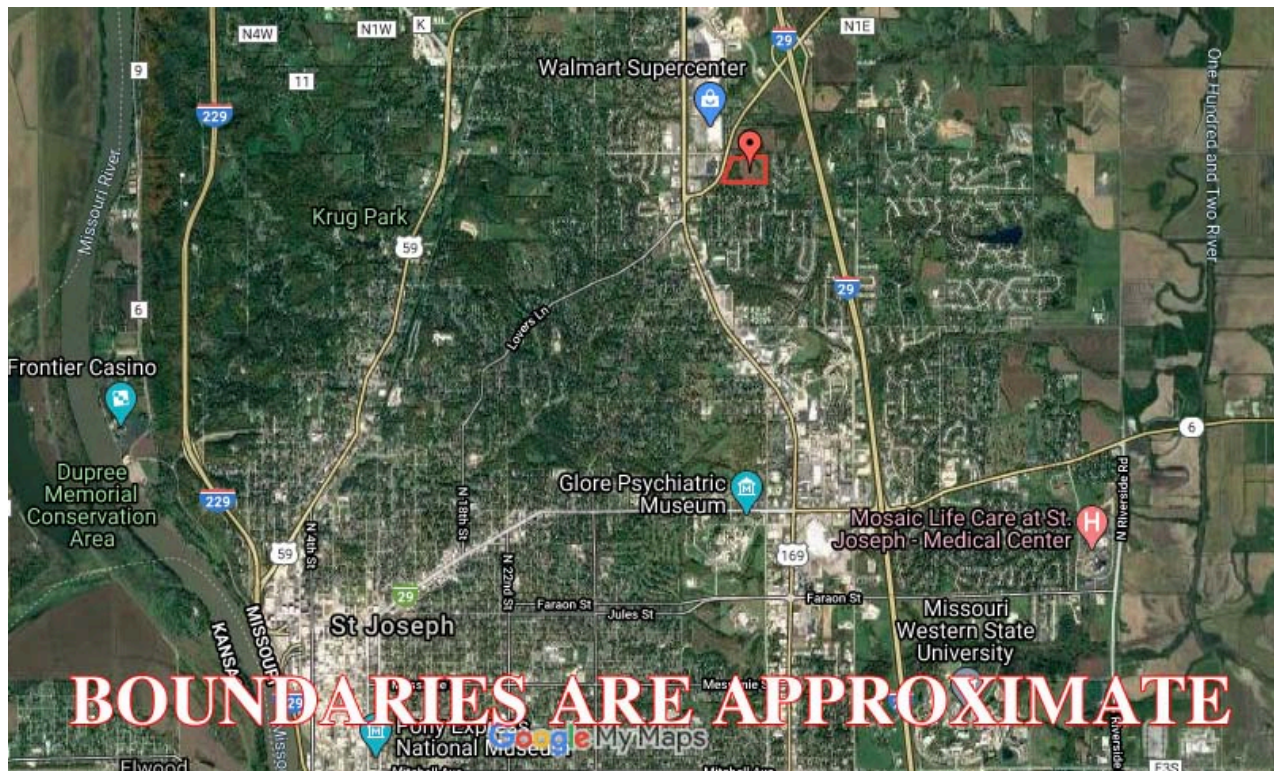
Commercial Build-Site N. 169 HWY, Buchanan County, MO



Commercial Build-Site N. 169 HWY, Buchanan County, MO
Google Aerial

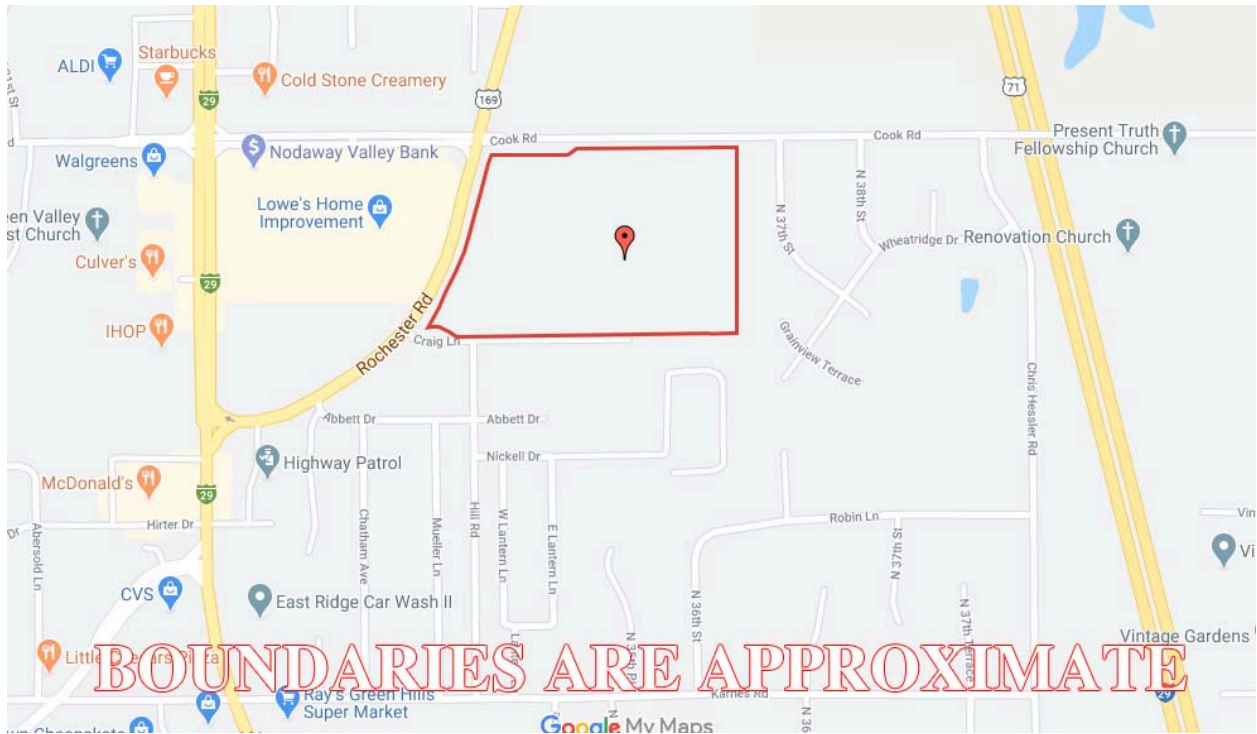


General Location

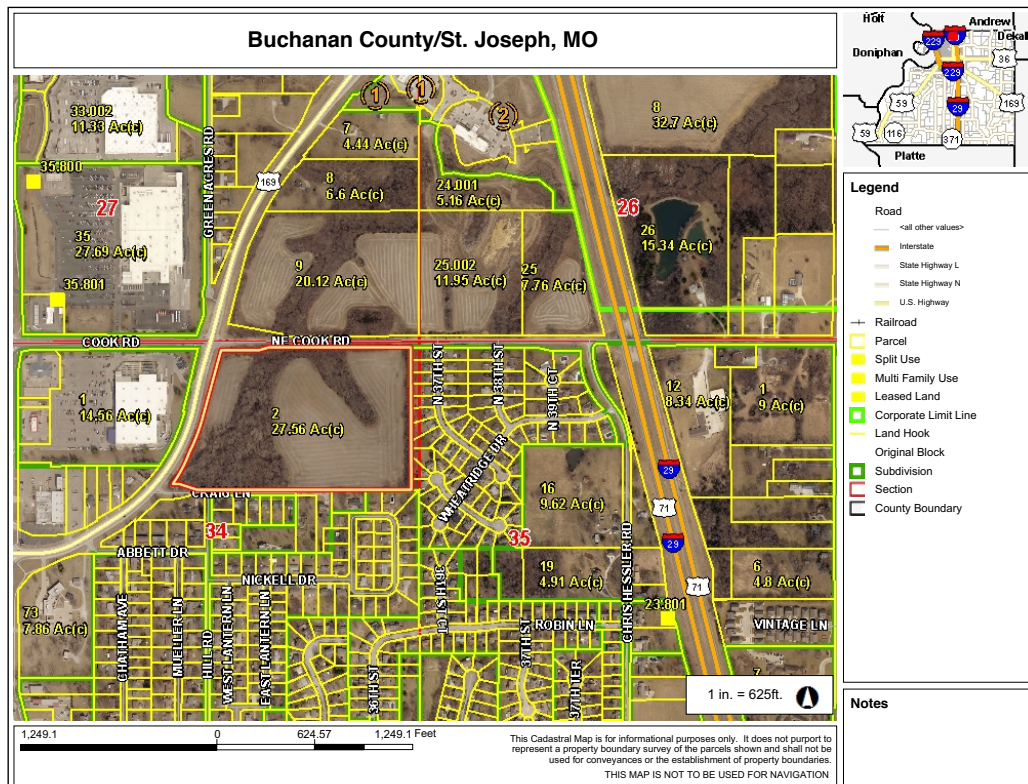


Commercial Build-Site N. 169 HWY, Buchanan County, MO

Driving Map



Tax Map



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Zoning Map

