



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available For Sale

3,540 Sq. Ft.

0.52 Acre Lot

1225 N. 4th

St. Joseph, Missouri

www.raysisson.net/1225n4.pdf

Raymond A. Sisson, CCIM

Broker

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Web Site: www.raysisson.net



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www.stjoseph.net/cb/1225n4.pdf

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Description

- Newer 3,540 Sq. Ft. Auto repair building on 0.52 acre lot near downtown, St. Joseph, Missouri.
- Building site was certified above floodway prior to construction.
- 5 Overhead doors: 3 - 12' x 12' and 2 - 14' x 14'
- Ceiling height: 10' - 16'
- 2,700 Sq. Ft. shop and 840 Sq. Ft. offices.
- Sale includes business, all equipment, inventory, and 0.59 acre fenced lot on the west side of 4th street that has a Quonset-type building and carport-type shed along east side. (1224 N 4th may be sold separately).
- 2018 Taxes: \$4,235
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet
Available For Sale



1225 N. 4th, St. Joseph, MO

Available: 3,540 Sq. Ft.
2,700 Sq. Ft. shop
840 Sq. Ft. offices

Lot: 0.52 Acres

For Sale: \$350,000.00

Other: Sale includes business, all equipment, inventory, and 0.59 acre fenced lot on the west side of 4th street that has a Quonset-type building and carport-type shed along east side. (1224 N 4th may be sold separately).

Overhead Doors: 3 - 12' x 12'

Ceiling Height: 10' - 16'

Flood Zone: Building site was certified above floodway prior to construction

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: KCP&L

2018 Taxes: \$4,235

CoStar #: 16867912

Web Site: www.raysisson.net/1225n4.pdf

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

Marketing Packet

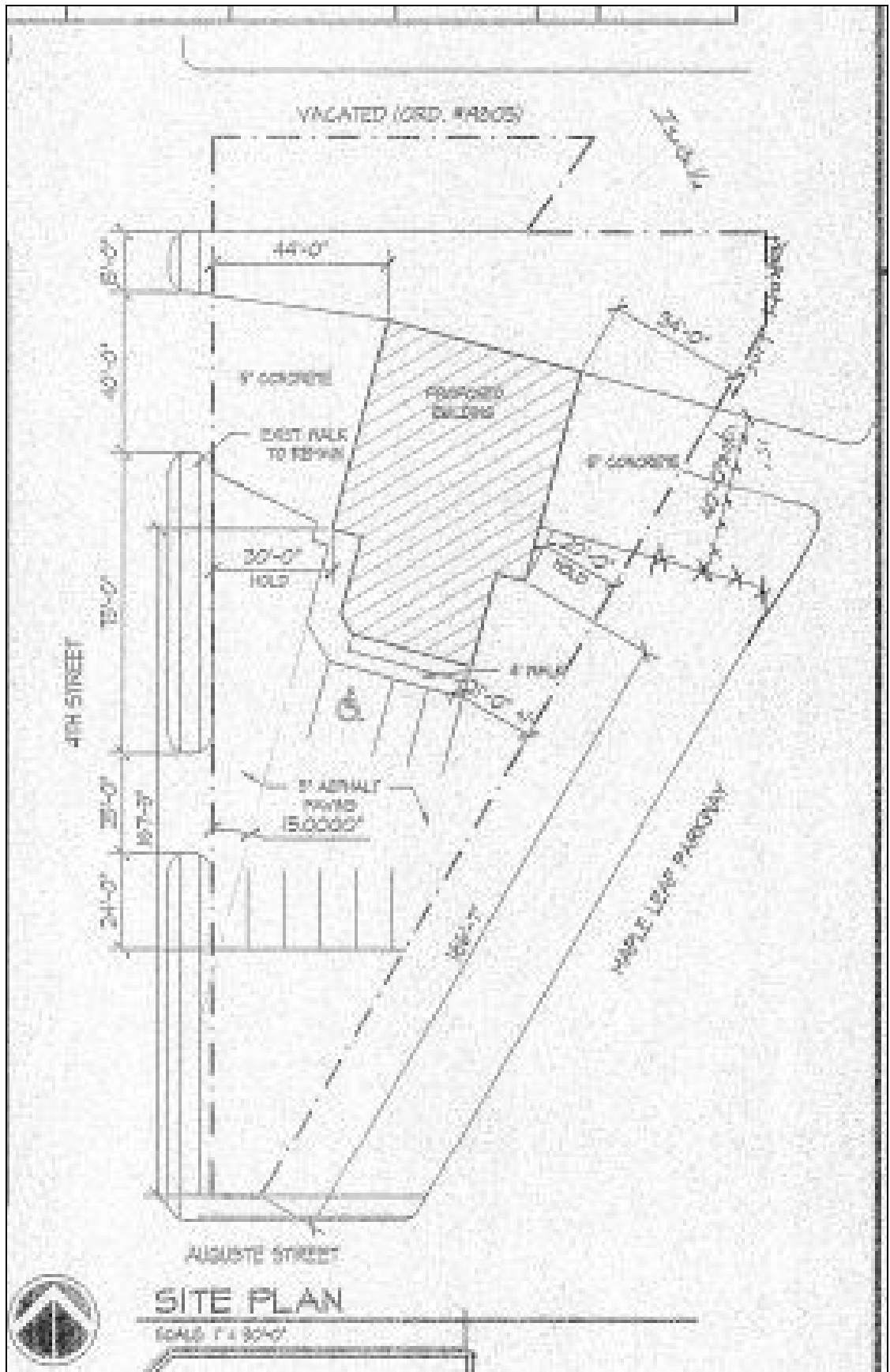


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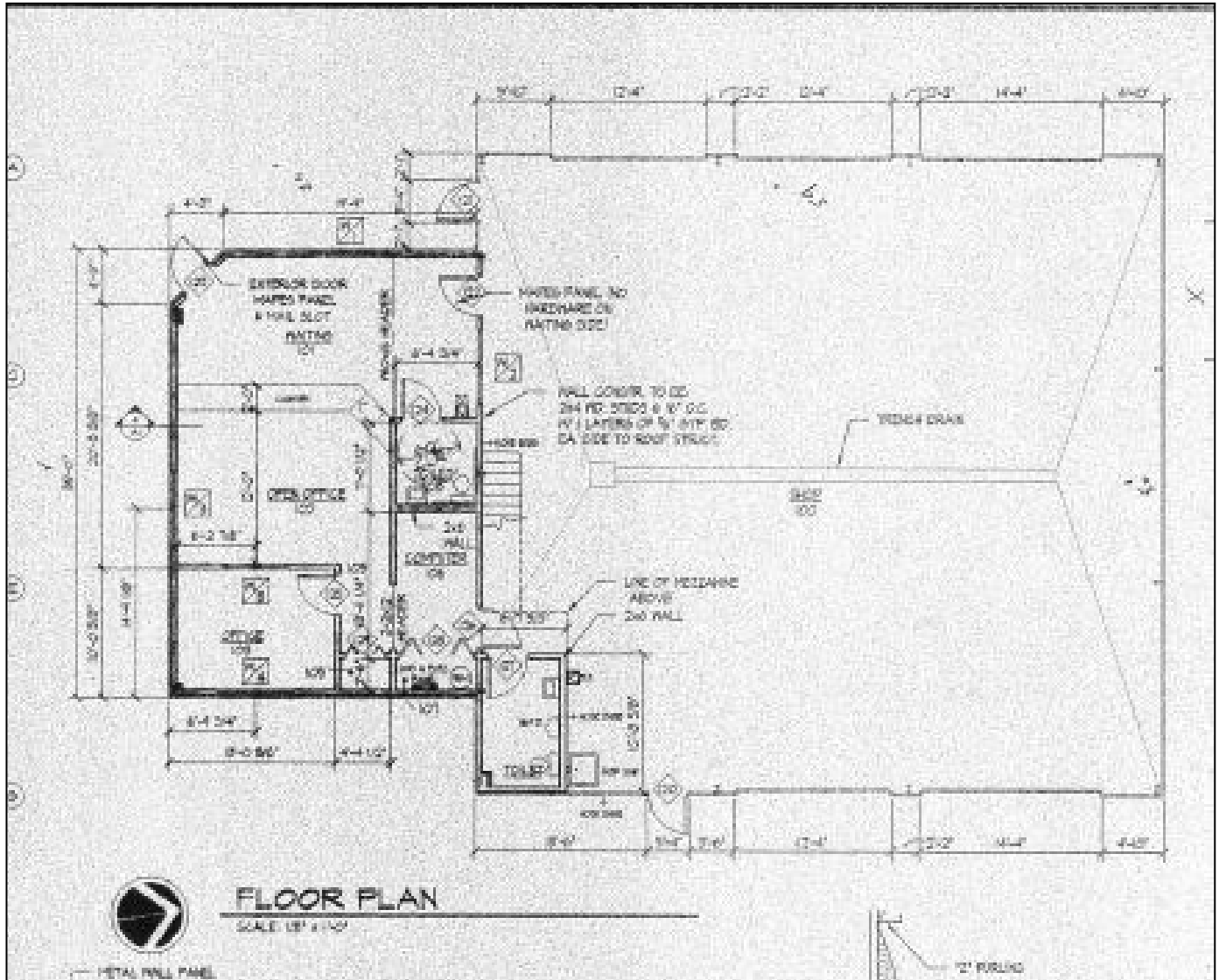
PHOTOS



SITE PLAN



FLOOR PLAN



Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

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Executive Summary

1225 4th Ave, Saint Joseph, Missouri, 64505
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 39.78705
Longitude: -94.84525

	1 mile	3 miles	10 miles
Population			
2000 Population	9,250	50,611	90,411
2010 Population	8,927	51,639	93,522
2019 Population	8,493	51,017	93,302
2024 Population	8,354	50,650	92,957
2000-2010 Annual Rate	-0.35%	0.20%	0.34%
2010-2019 Annual Rate	-0.54%	-0.13%	-0.03%
2019-2024 Annual Rate	-0.33%	-0.14%	-0.07%
2019 Male Population	48.9%	50.7%	50.0%
2019 Female Population	51.1%	49.3%	50.0%
2019 Median Age	35.9	36.3	38.2

In the identified area, the current year population is 93,302. In 2010, the Census count in the area was 93,522. The rate of change since 2010 was -0.03% annually. The five-year projection for the population in the area is 92,957 representing a change of -0.07% annually from 2019 to 2024. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	85.1%	82.1%	85.8%
2019 Black Alone	5.2%	8.2%	5.9%
2019 American Indian/Alaska Native Alone	1.1%	0.6%	0.6%
2019 Asian Alone	1.0%	1.7%	1.6%
2019 Pacific Islander Alone	1.1%	0.6%	0.4%
2019 Other Race	2.6%	2.9%	2.4%
2019 Two or More Races	3.9%	3.8%	3.3%
2019 Hispanic Origin (Any Race)	7.9%	8.3%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	48	57	67
2000 Households	3,642	20,037	35,170
2010 Households	3,467	20,063	36,194
2019 Total Households	3,252	19,557	35,709
2024 Total Households	3,183	19,333	35,446
2000-2010 Annual Rate	-0.49%	0.01%	0.29%
2010-2019 Annual Rate	-0.69%	-0.28%	-0.15%
2019-2024 Annual Rate	-0.43%	-0.23%	-0.15%
2019 Average Household Size	2.57	2.45	2.49

The household count in this area has changed from 36,194 in 2010 to 35,709 in the current year, a change of -0.15% annually. The five-year projection of households is 35,446, a change of -0.15% annually from the current year total. Average household size is currently 2.49, compared to 2.46 in the year 2010. The number of families in the current year is 22,692 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1225 4th Ave, Saint Joseph, Missouri, 64505
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 39.78705
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	1 mile	3 miles	10 miles
Mortgage Income			
2019 Percent of Income for Mortgage	12.8%	14.1%	13.8%
Median Household Income			
2019 Median Household Income	\$38,228	\$42,265	\$47,752
2024 Median Household Income	\$44,653	\$48,696	\$53,164
2019-2024 Annual Rate	3.16%	2.87%	2.17%
Average Household Income			
2019 Average Household Income	\$55,102	\$58,963	\$64,666
2024 Average Household Income	\$66,099	\$67,921	\$74,330
2019-2024 Annual Rate	3.71%	2.87%	2.82%
Per Capita Income			
2019 Per Capita Income	\$21,053	\$22,659	\$24,913
2024 Per Capita Income	\$25,116	\$25,969	\$28,513
2019-2024 Annual Rate	3.59%	2.76%	2.74%

Households by Income

Current median household income is \$47,752 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,164 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$64,666 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$74,330 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,913 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,513 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	184	167	171
2000 Total Housing Units	4,013	22,102	38,292
2000 Owner Occupied Housing Units	2,257	12,302	23,865
2000 Renter Occupied Housing Units	1,385	7,736	11,304
2000 Vacant Housing Units	371	2,064	3,123
2010 Total Housing Units	3,927	22,679	40,161
2010 Owner Occupied Housing Units	2,051	11,447	23,338
2010 Renter Occupied Housing Units	1,416	8,616	12,856
2010 Vacant Housing Units	460	2,616	3,967
2019 Total Housing Units	3,927	22,925	40,707
2019 Owner Occupied Housing Units	1,863	10,825	22,510
2019 Renter Occupied Housing Units	1,389	8,732	13,199
2019 Vacant Housing Units	675	3,368	4,998
2024 Total Housing Units	3,952	23,122	41,087
2024 Owner Occupied Housing Units	1,846	10,838	22,600
2024 Renter Occupied Housing Units	1,337	8,495	12,845
2024 Vacant Housing Units	769	3,789	5,641

Currently, 55.3% of the 40,707 housing units in the area are owner occupied; 32.4% are renter occupied; and 12.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 40,161 housing units in the area - 58.1% owner occupied, 32.0% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 0.60%. Median home value in the area is \$134,556, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.73% annually to \$161,604.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

www.saintjoseph.com

City of St. Joseph

www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau

www.stjomo.com

Demographic Web Site:

www.nwmoinfo.org

Buchanan County

www.co.buchanan.mo.us

St. Joseph News Press

www.newspressnow.com

St. Joseph School District

www.sjsd.k12.mo.us

Missouri Western State University

www.missouriwestern.edu

Albrecht-Kemper

www.albrecht-kemper.org

Allied Arts Council

www.stjoearts.org

St. Joseph Museum

www.stjosephmuseum.org

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

www.ponyexpressjessejames.com



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