



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
HomeServices



***AVAILABLE***

**7,200 Sq. Ft. Building  
14375 US 71 Hwy  
Savannah, Missouri**

**[www.raysisson.net/14375us71hwy.pdf](http://www.raysisson.net/14375us71hwy.pdf)**

***Contact:***

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## Description

- Building located at 14375 US 71 Hwy, Savannah, Missouri (Andrew County) offers 7,200 Sq. Ft.
- Easy to access via Business 71 from St. Joseph with great highway visibility.
- Building is open space with no posts.
- Ideal retail building.
- Well kept parking lot with 30 parking spaces and room to add more.
- 140' of Highway 71 frontage.
- Good ceiling height.
- Storage room.
- One restroom.
- For Sale: \$325,000.00.
- Situated on 1.26 Acres.

# Property Feature Sheet

## FOR SALE



### 14375 US 71 Hwy, Savannah, Missouri

**Building:** 7,200 Sq. Ft.  
One restroom  
Storage room

**Lot:** 1.26 Acres

**Highest/Best Use:** Retail

**For Sale:** \$325,000.00

**Building:** Freestanding

**Parking lot:** Well kept, 30 parking spaces with room to expand

**Water:** City Water

**Electricity:** KCP&L

**County:** Andrew County

**Taxes 2018:** \$3,873

**Directions:** From St. Joseph, Hwy 71 north to Savannah. Property on the east side of Hwy 71 just south of Savannah city limits.

**Costar #:** 13000352

**MLS #:** 2114785

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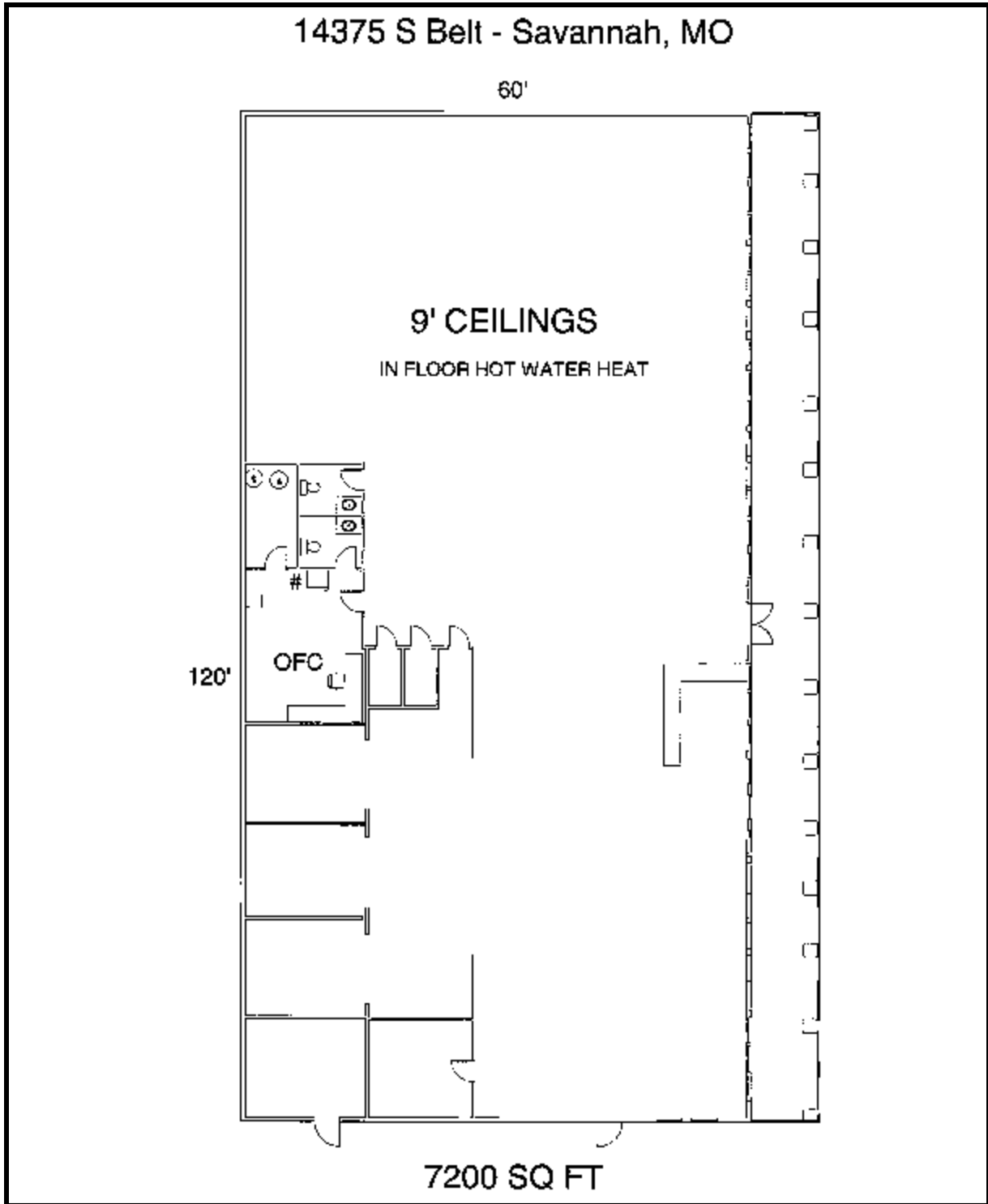


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

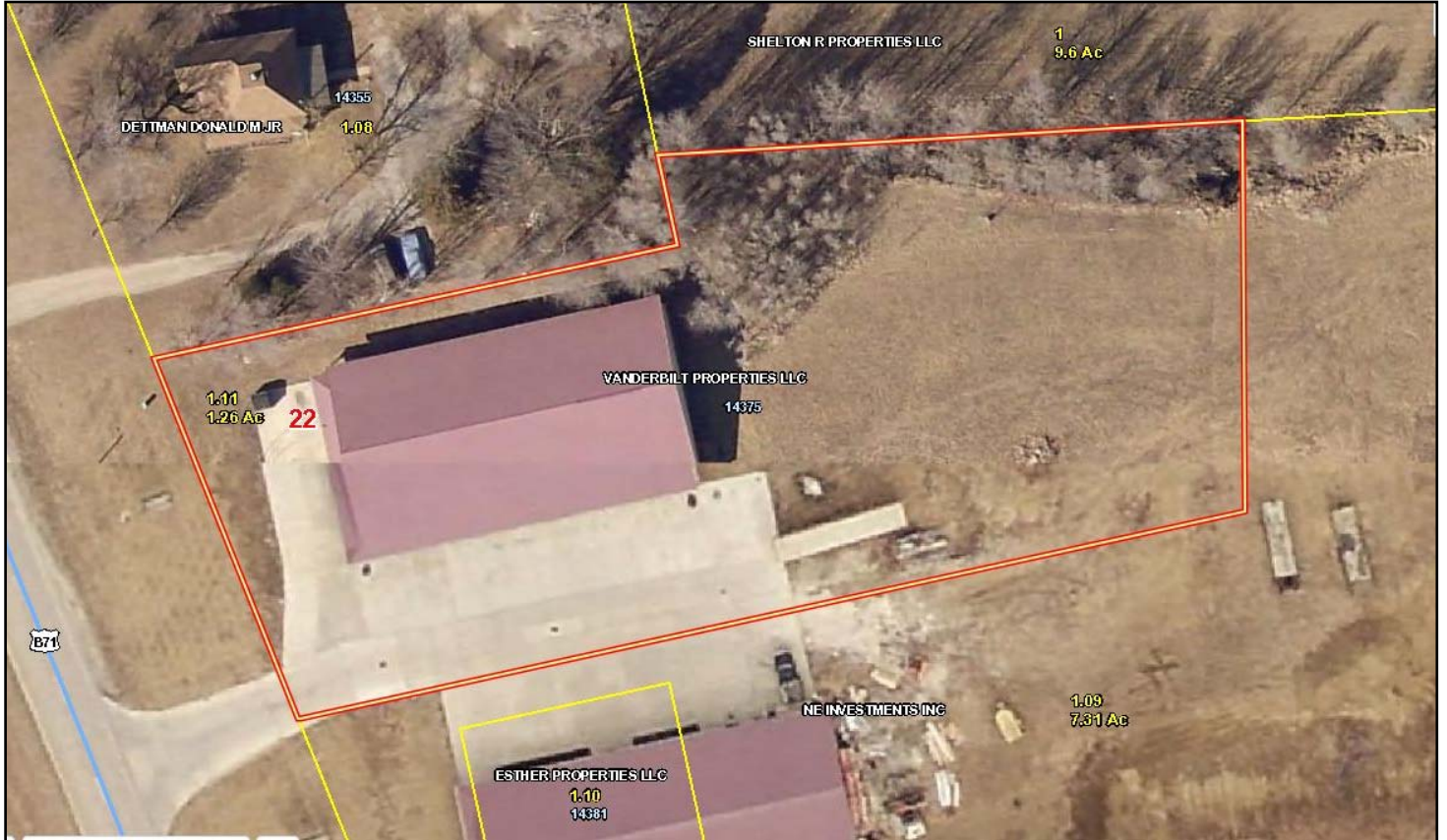
# PHOTOS



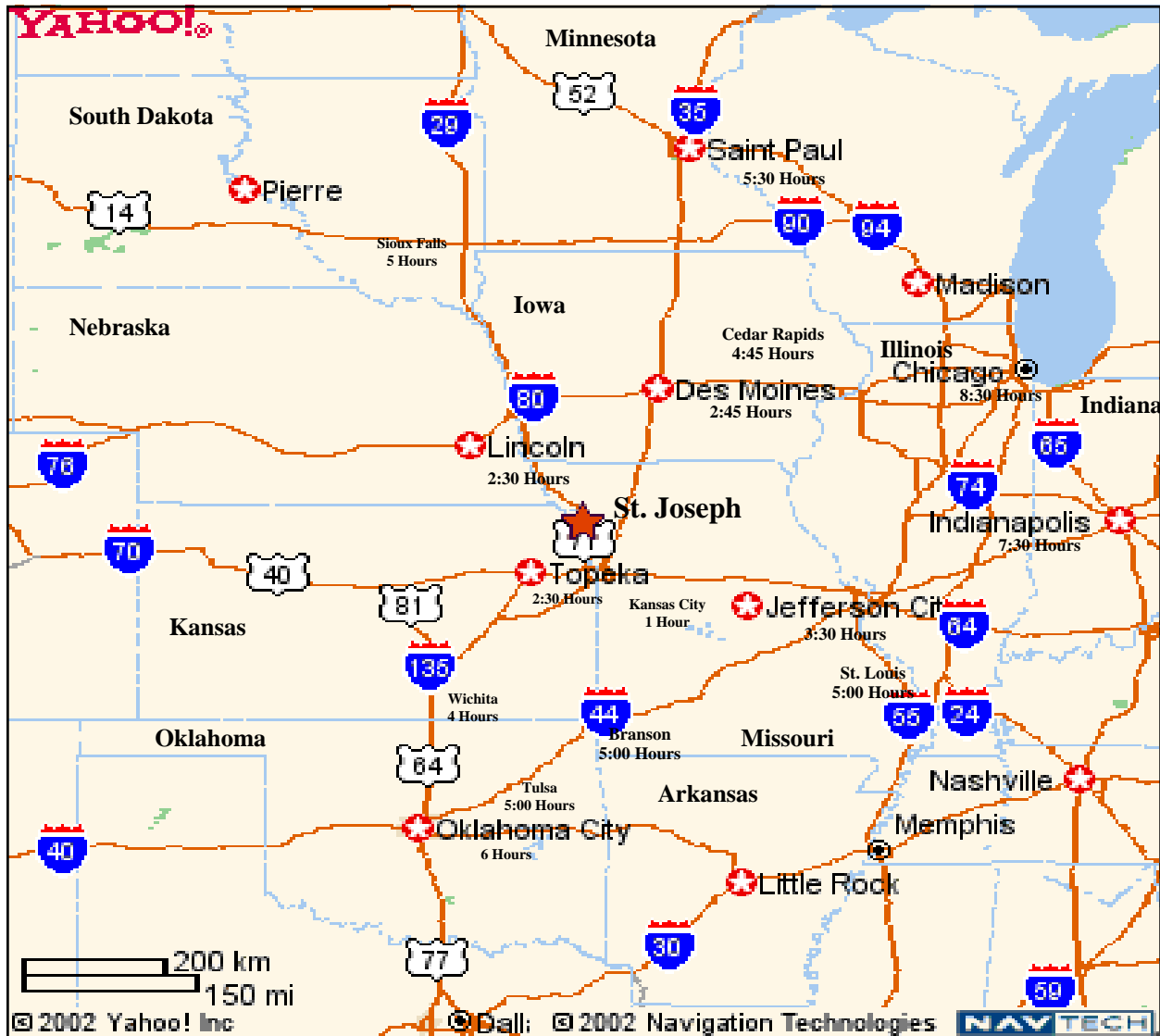
# Floor Plan



# SITE PLAN



# Drive Time Map



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

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# COMMUNITY INTERNET SITES

Savannah Chamber of Commerce

[www.2chambers.com/savannah\\_missouri.htm](http://www.2chambers.com/savannah_missouri.htm)

City of Savannah

[www.savannahmo.net](http://www.savannahmo.net)

Demographic Web Site:

[www.nwmoinfo.org](http://www.nwmoinfo.org)

Andrew County

[www.co.andrew.mo.us](http://www.co.andrew.mo.us)

St. Joseph News Press

[www.stjoenews-press.com](http://www.stjoenews-press.com)

Savannah School District

[www.savannahmo.net/education](http://www.savannahmo.net/education)

Missouri Western State University

[www.missouriwestern.edu](http://www.missouriwestern.edu)

Historic Savannah

[www.savannahmo.net/historic](http://www.savannahmo.net/historic)

Andrew County Museum

[www.savannahmo.net/museum](http://www.savannahmo.net/museum)



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