



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
COMMERCIAL SERVICES



## ***OFFICE BUILDING***

**13,400 Sq. Ft.**

**301 S. 7th Street**

**St. Joseph, Missouri**

***[www.raysisson.net/301s7.pdf](http://www.raysisson.net/301s7.pdf)***

***Contact:***

**Raymond A. Sisson, CCIM**

Berkshire Hathaway Home Services, Stein & Summers Real Estate

1007 E St. Maartens, St. Joseph, Missouri 64506

Business (816) 233-8780 Cell (816) 390-7478

E-mail: [ray@raysisson.net](mailto:ray@raysisson.net)

Web Site: [www.raysisson.net](http://www.raysisson.net)



# Index

[www.stjoseph.net/cb/301s7.pdf](http://www.stjoseph.net/cb/301s7.pdf)

<b>I) Overview</b>	<b>Page</b>
<b>a) Description</b>	<b>3</b>
<b>II) Property</b>	
<b>a) Property Feature Sheet</b>	<b>4</b>
<b>b) Floor Plans</b>	<b>5-7</b>
<b>c) Site Plan</b>	<b>8</b>
<b>III) Photos</b>	
<b>a) Photos</b>	<b>9</b>
<b>IV) St. Joseph, Missouri</b>	
<b>a) Demographics</b>	<b>10-11</b>
<b>b) Drive Time Map</b>	<b>12</b>
<b>IV) Miscellaneous</b>	
<b>a) Community Internet Sites</b>	<b>13</b>



# Description

- Nice downtown office building for sale located at 301 S. 7th Street, St. Joseph, Missouri.
- Office Building offers two levels.
- Five offices, conference room and open work area on the main level.
- Lower level is mostly an open area, with a conference room, break room, two offices and 2 small storage rooms.
- Paved parking for 56 cars.
- Main level leases for \$6.50/SF.
- Lower level leases for \$3.00/SF.
- Can be divided into Suites and offered at \$12.50/SF per divided floor plan.
- For Sale at \$495,000.00.
- Utilities:
  - Electrical: KCP&L
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City Sewers

**Property Feature Sheet**  
**OFFICE BUILDING FOR LEASE**



**301 S. 7th Street, St. Joseph, MO**

**Details:** 13,400 SF Office building  
**Main Level:** Five offices, conference room and open work area.  
**Lower Level:** Mostly an open area, with a conference room, break room, two offices and 2 small storage rooms

**Location:** Just minutes from Interstate 229,  
Located in downtown St. Joseph

**For Lease:** Main Level—\$6.50/SF  
Lower Level—\$3.00/SF

**Divided Floor Plan:** Suite A - 2,056 SF - \$12.50/SF  
Suite B - 1,509 SF - \$12.50/SF  
Suite C - 827 SF - \$12.50/SF  
Suite D - 1,195 SF - \$12.50/SF

**For Sale:** \$495,000.00

**Building:** 13,400 Sq. Ft.—Can Be Divided

**Zoned:** Commercial

**Surrounding Area:** Mosaic Administration Office Building,  
YMCA, Restaurants in walking distance.  
New parking garage at 8th and Felix with retail stores.

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Energy

**Electricity:** KCP&L

**Sewer:** City of St. Joseph

**MLS #:** 117934

**Costar #:** 13000412

**Web Site:** [www.stjoseph.net/cb/301s7.pdf](http://www.stjoseph.net/cb/301s7.pdf)

**Raymond A. Sisson, CCIM**

Berkshire Hathaway Home Services, Stein & Summers Real Estate  
1007 E St. Maartens, St. Joseph, Missouri 64506  
Business (816) 233-8780 Cell (816) 390-7478

E-mail: [ray@raysisson.net](mailto:ray@raysisson.net)

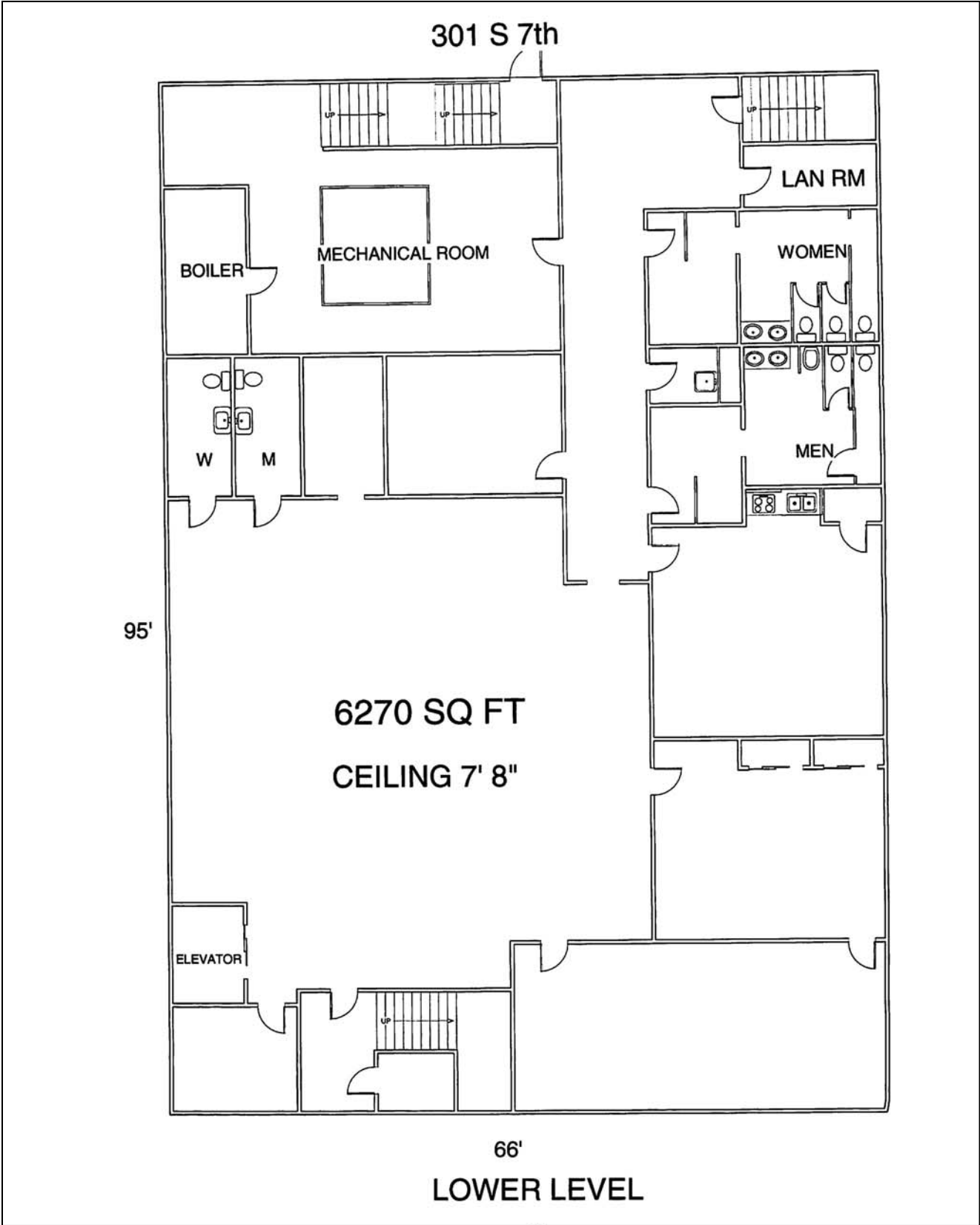
Web Site: [www.raysisson.net](http://www.raysisson.net)



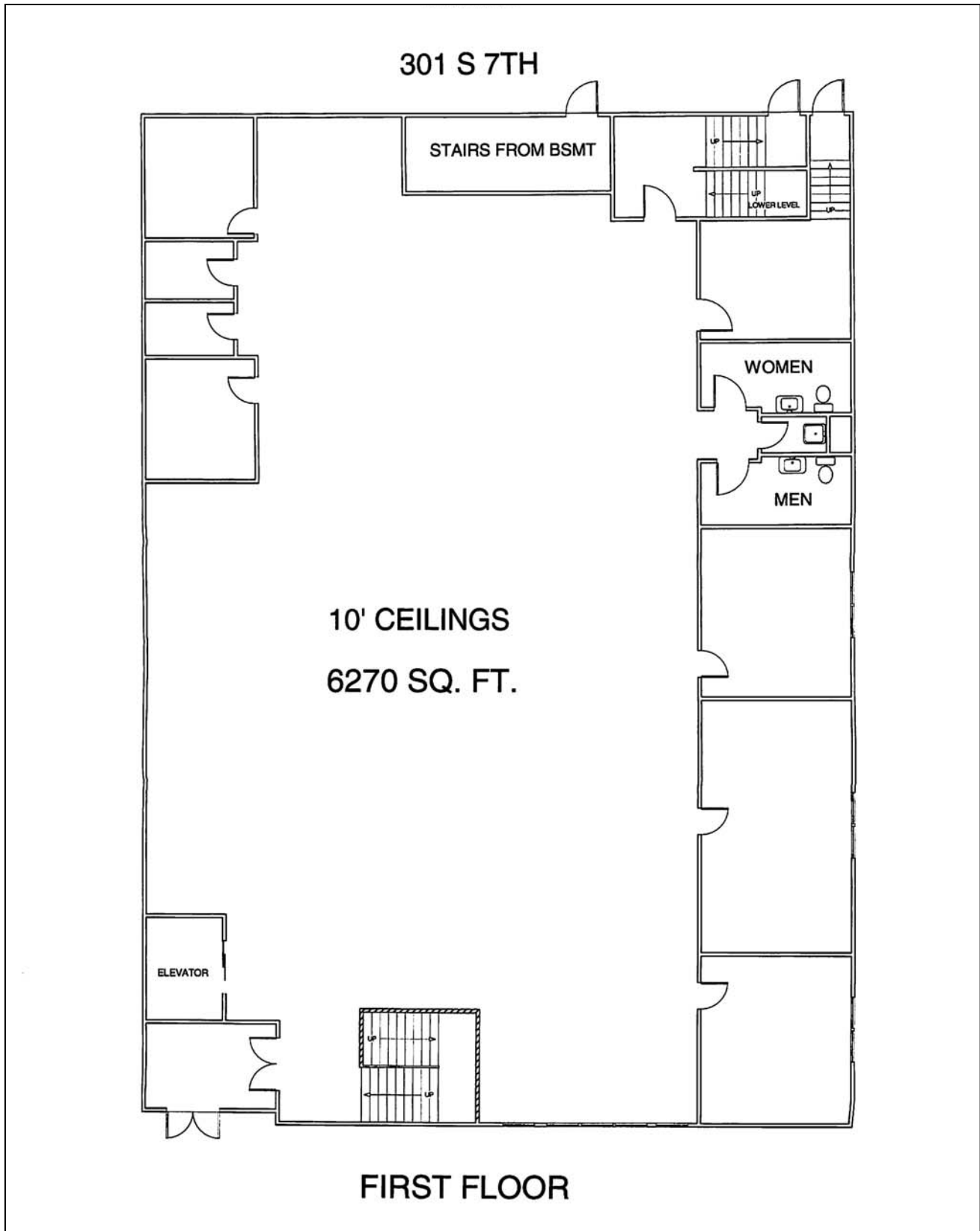
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



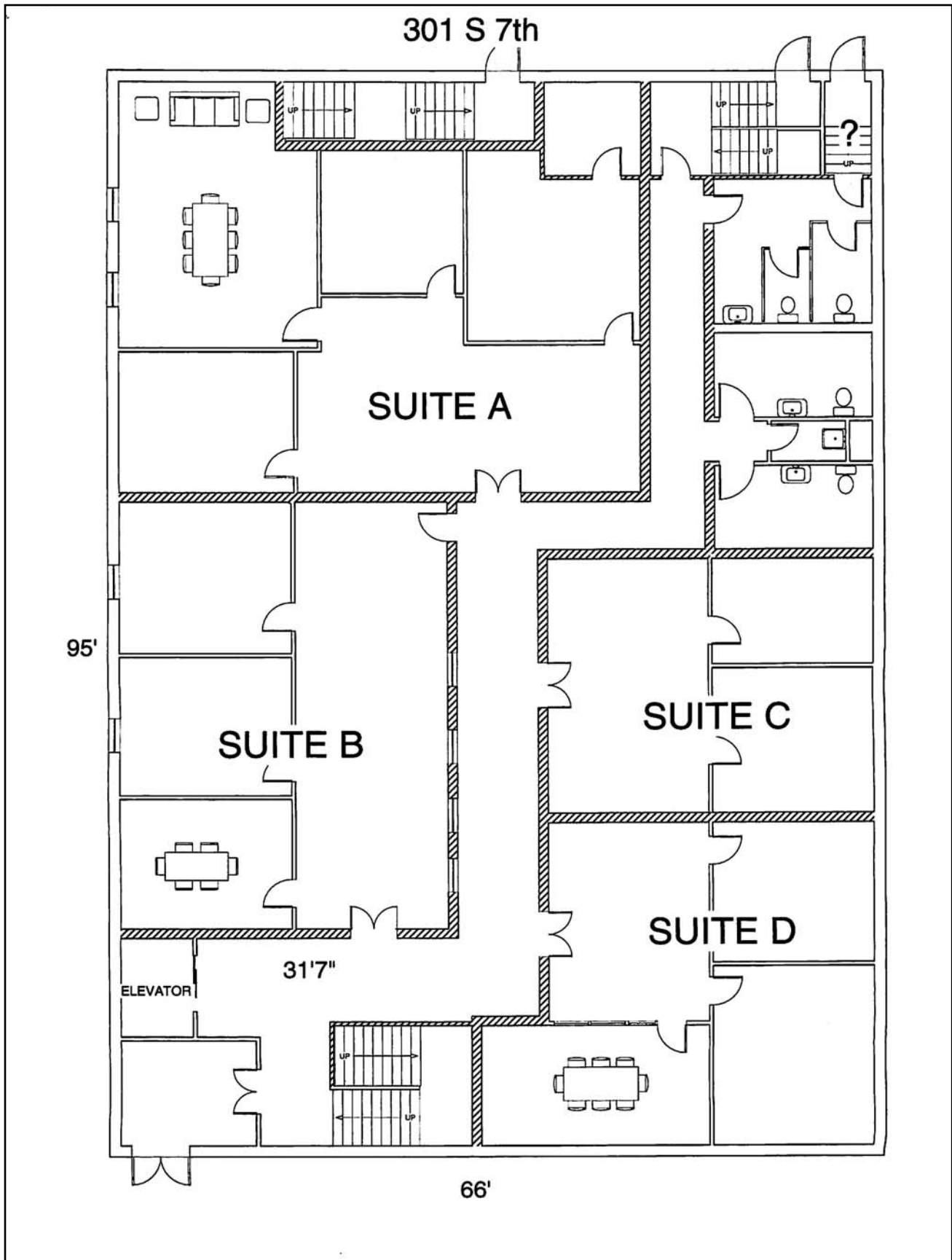
# Floor Plan Lower Level



# Floor Plan Main Level

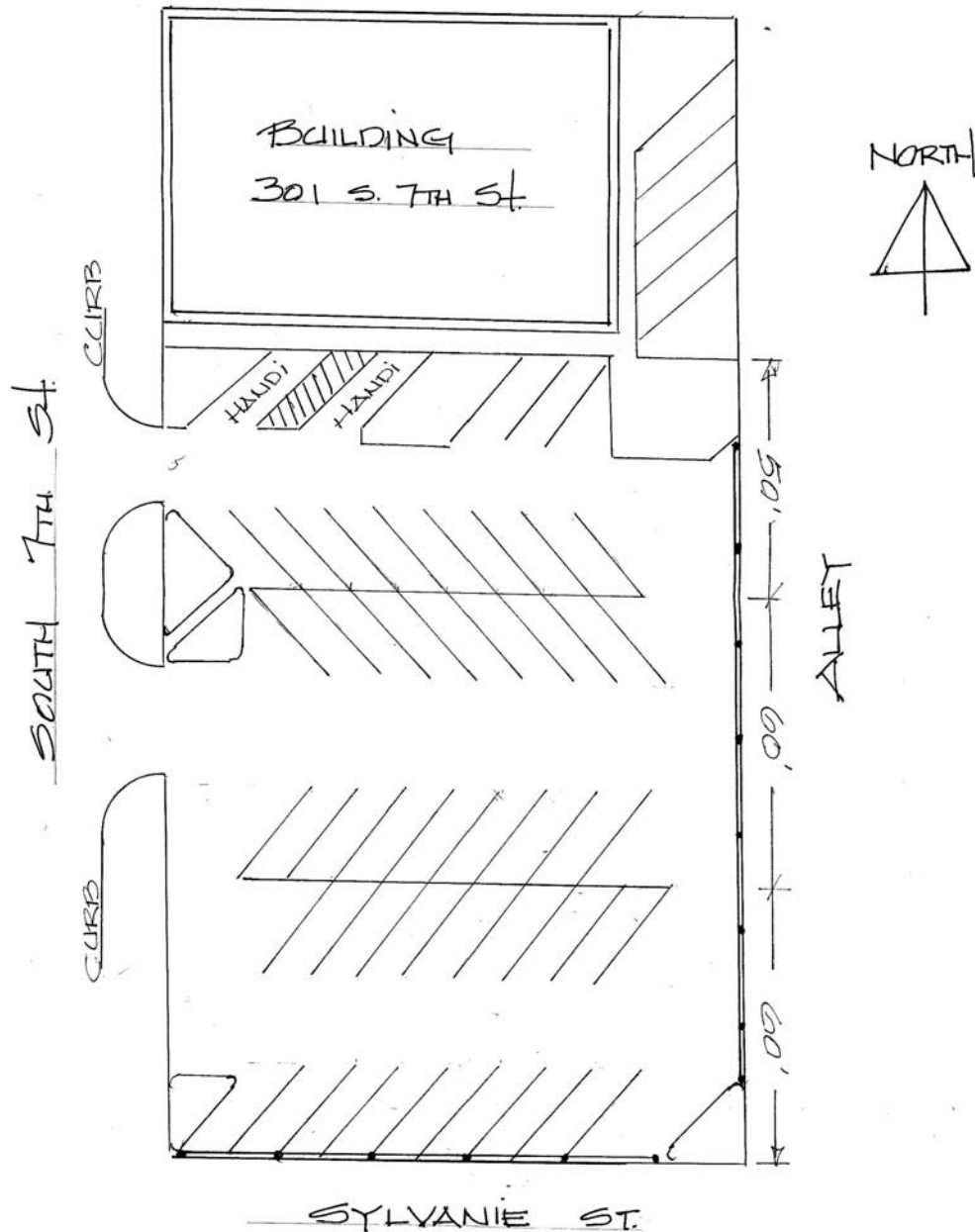


# Floor Plan Suite Options



# SITE PLAN

PARKING SPACE LAYOUT 44 SPACES  
CHARLES ST. + 2 HANDI-



SCALE 1" = 20 FEET



# Photos



# Drive Time Map



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

Raymond A. Sisson, CCIM  
Berkshire Hathaway Home Services, Stein & Summers Real Estate  
1007 E St. Maartens, St. Joseph, Missouri 64506  
Business (816) 232-2000 Fax (816) 233-8204  
E-mail: [raysisson@stjoseph.net](mailto:raysisson@stjoseph.net)  
Web Site: [www.raysisson.net](http://www.raysisson.net)



# COMMUNITY INTERNET SITES

St. Joseph Metro Chamber  
[www.saintjoseph.com](http://www.saintjoseph.com)

City of St. Joseph  
[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau  
[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:  
[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County  
[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press  
[www.newspressnow.com](http://www.newspressnow.com)

St. Joseph School District  
[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University  
[www.missouriwestern.edu](http://www.missouriwestern.edu)

Albrecht-Kemper  
[www.albrecht-kemper.org](http://www.albrecht-kemper.org)

Allied Arts Council  
[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum  
[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph  
<http://saintjosephmo.areaguides.net>

Patee House Museum  
[www.ponyexpressjessejames.com](http://www.ponyexpressjessejames.com)



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
COMMERCIAL SERVICES