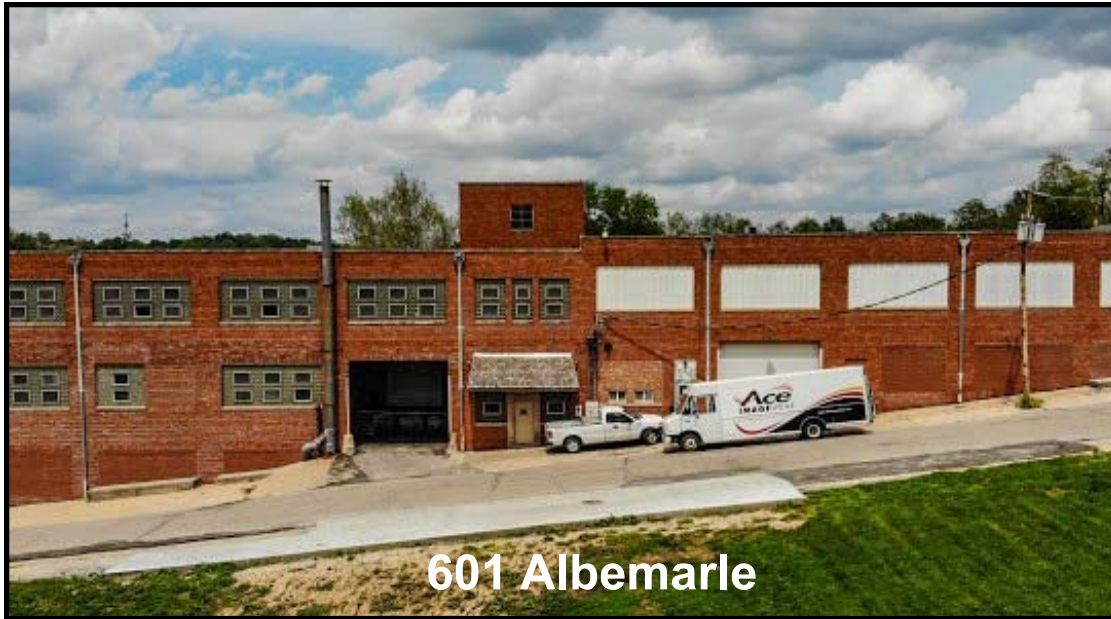




**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
HomeServices



## **Industrial Building For Sale St. Joseph, Missouri**

[www.stjoseph.net/cb/601albemarle](http://www.stjoseph.net/cb/601albemarle)

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[www.stjoseph.net/cb/601albemarle.pdf](http://www.stjoseph.net/cb/601albemarle.pdf)

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## Description - 601 Albemarle

- 113,150 Sq. Ft. industrial building located just north of downtown.
- Available for Sale at \$1,150,000.
- Located on 2 Acre Lot.
- Building has 4 parts:
  - ⇒ Building 1 is 24,000 SF (160' X 150') with 22' ceilings.
  - ⇒ Building 2 is 15,450 SF (103' X 150') with 27' ceilings.
  - ⇒ Building 3 is on 3 levels. 13,668 SF per floor, 41,004 SF total. 14' ceilings on 1st, 10'8" ceilings on 2nd, 11'6" ceilings on 3rd. 20' X 22' bays.
  - ⇒ Building 4 is on 2 levels. 16,348 SF per floor, 32,696 SF total. 12'6" ceilings 1st, 10'10" ceilings 2nd.
- Free standing on corner lot. Brick construction.
- Raised loading docks with overhead doors.
- Seven drive-in doors.
- Off street Parking.
- Lots 1-2 & 30-33 (block 124) of the property is in the flood zone, but no part of the building is in a flood zone. (See site plan)
- Roof:
  - Building 1 - New Metal Seamless Roof - 1995.
  - Building 2 & 3 - New Roof - 2005
  - Building 4 - New Roof - 2004
- Historic Stine Room of Goetz Brewery.
- Utilities: Evergy, Spire, Mo-American Water Co., and City of St. Joseph Sewer.

*Property Feature Sheet*  
**Industrial Building For Sale**



**601 Albemarle, St. Joseph, Missouri**

**GLA:** 113,500 SF  
**Building 1:** 24,000 SF  
**Building 2:** 15,450 SF  
**Building 3:** 41,004 SF  
**Building 4:** 32,696 SF  
**Parking Area:** Yes  
**Condition of Building:** Good  
**Date of Construction:** Unknown  
**Construction:** Brick  
**Ceiling:** Building 1 - 22'  
Building 2 - 27'  
Building 3 - 1st 14', 2nd 10'8",  
3rd 11'6"  
Building 4 - 1st 12'6", 2nd 10'10"  
**Water:** Mo-American Water  
**Gas:** Spire  
**Electricity:** Evergy  
**Taxes:** \$17,791  
**Flood Plain:** Lots 1-2 & 30-33 (block 123) of  
the property, but no part of the  
building - see site plan

**Sewer:** City of St. Joseph  
**Truck Loading:** West Side  
**Handicap Access:** Passenger Elevator  
**Restrooms:** Two  
**Floors:** Concrete and Tile  
**Truck Docks:** 5  
**Drive-In Doors:** 7  
**Rail Docks:** None  
**Zoning:** 2 Ac. M-2 Heavy Manufacturing  
12,000SF - R-2 Single Family  
**Security System:** Yes  
**Taxes:** Pending  
**Access:** St. Joseph Avenue & Albemarle  
**Price:** \$1,150,000.00  
**Incentive at Location:** Enterprise Zone  
**Sprinkler System:** Wet  
**Co-Star #:** 23067577  
**MLS #:** 2321566  
**Web Site:** [www.stjoseph.net/cb/601albemarle.pdf](http://www.stjoseph.net/cb/601albemarle.pdf)

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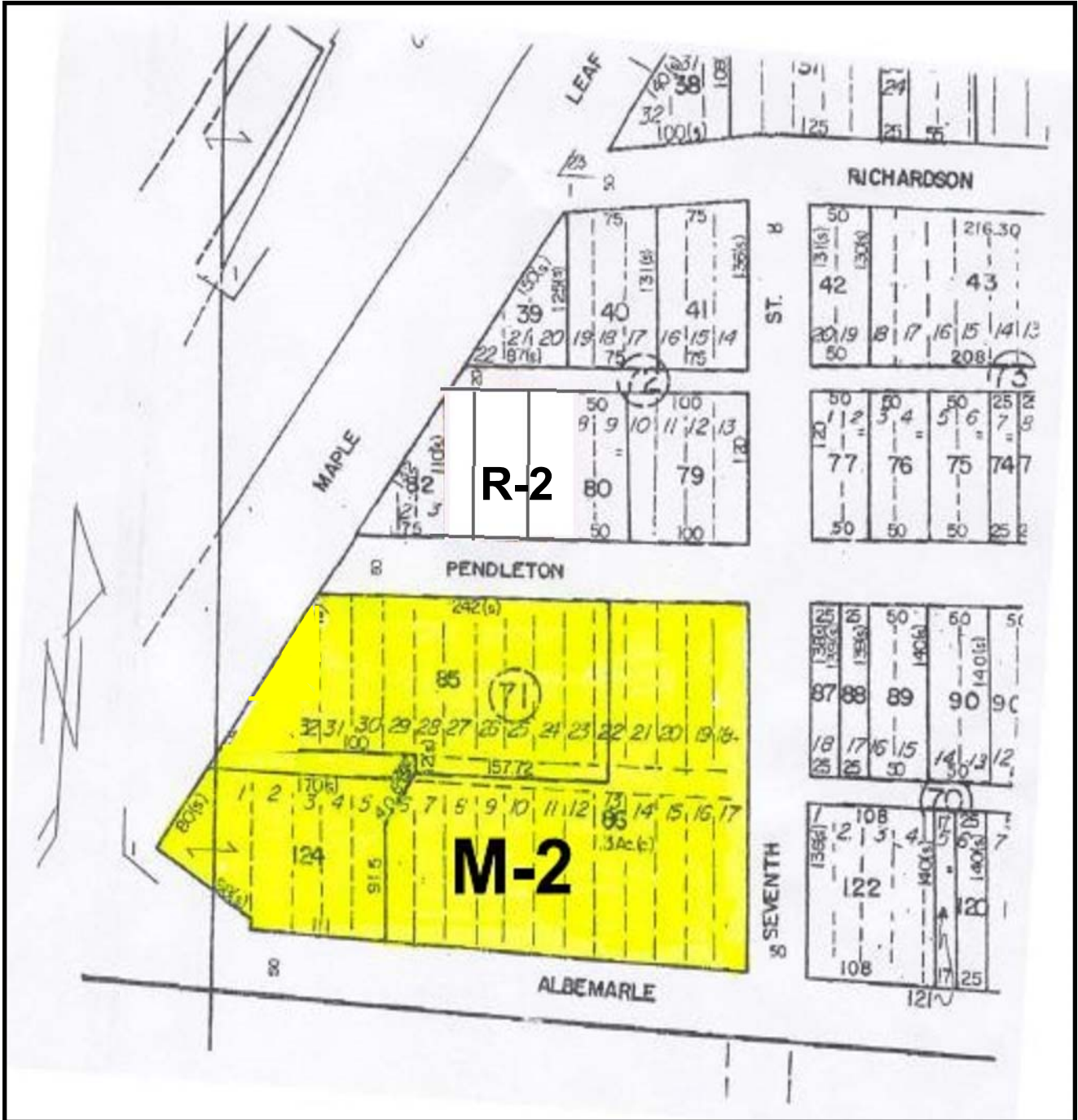


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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

# Site Plan

## 601 Albemarle



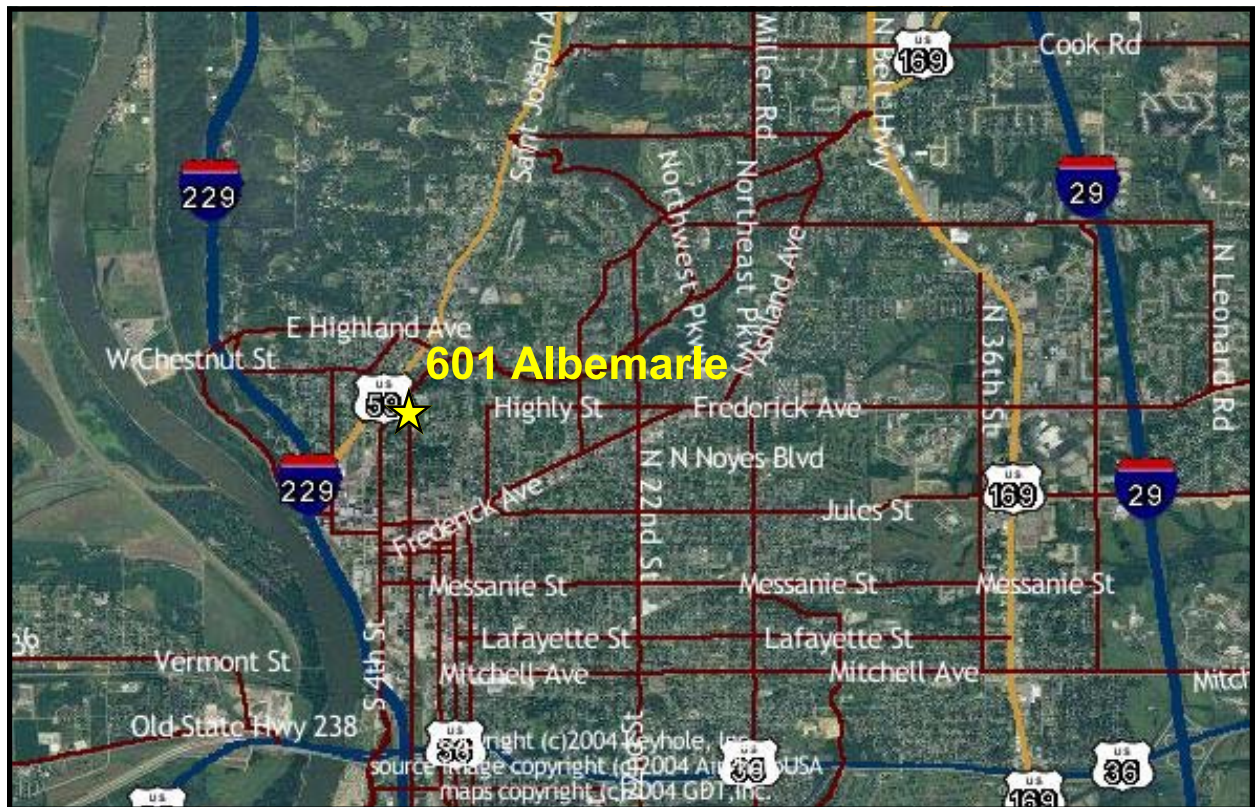


# EXTERIOR PHOTOS





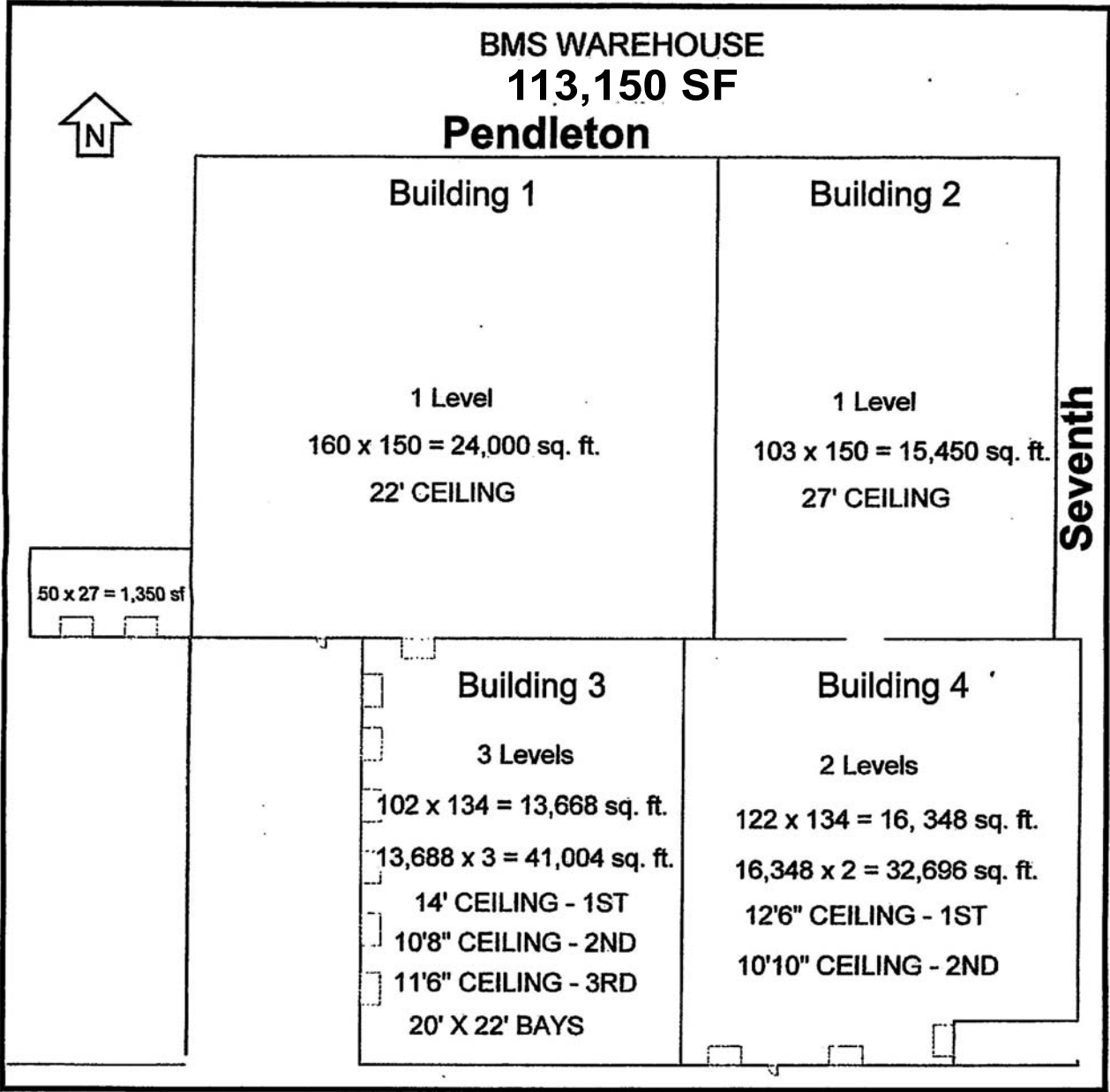
# AERIAL - 601 Albemarle



All information furnished with respect to the subject matter contained herein has been obtained from sources deemed reliable. No representation or warranty as to the accuracy thereof is made and such information is submitted subject to change in price, errors, prior sale, or withdrawal without notice.



# FLOOR PLAN





# Drive Time Map



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

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



# Executive Summary

601 Albemarle St, Saint Joseph, Missouri, 64501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.77757  
Longitude: -94.85291

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,211	48,269	77,520
2010 Population	9,948	48,954	80,006
2020 Population	9,599	48,013	79,074
2025 Population	9,472	47,603	78,633
2000-2010 Annual Rate	-0.26%	0.14%	0.32%
2010-2020 Annual Rate	-0.35%	-0.19%	-0.11%
2020-2025 Annual Rate	-0.27%	-0.17%	-0.11%
2020 Male Population	50.1%	50.9%	50.0%
2020 Female Population	49.9%	49.1%	50.0%
2020 Median Age	34.2	36.0	37.4

In the identified area, the current year population is 79,074. In 2010, the Census count in the area was 80,006. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 78,633 representing a change of -0.11% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	77.5%	81.4%	84.0%
2020 Black Alone	8.3%	8.4%	6.6%
2020 American Indian/Alaska Native Alone	1.1%	0.7%	0.6%
2020 Asian Alone	1.3%	1.5%	1.9%
2020 Pacific Islander Alone	2.3%	0.7%	0.5%
2020 Other Race	4.7%	3.2%	2.7%
2020 Two or More Races	4.9%	4.1%	3.7%
2020 Hispanic Origin (Any Race)	11.8%	8.7%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 18.8% 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 39.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	34	52	67
2000 Households	4,138	19,142	30,333
2010 Households	3,914	18,919	30,988
2020 Total Households	3,762	18,522	30,693
2025 Total Households	3,713	18,354	30,524
2000-2010 Annual Rate	-0.55%	-0.12%	0.21%
2010-2020 Annual Rate	-0.39%	-0.21%	-0.09%
2020-2025 Annual Rate	-0.26%	-0.18%	-0.11%
2020 Average Household Size	2.46	2.43	2.44

The household count in this area has changed from 30,988 in 2010 to 30,693 in the current year, a change of -0.09% annually. The five-year projection of households is 30,524, a change of -0.11% annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2010. The number of families in the current year is 18,925 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

601 Albemarle St, Saint Joseph, Missouri, 64501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.77757  
Longitude: -94.85291

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.8%	10.0%	10.4%
<b>Median Household Income</b>			
2020 Median Household Income	\$31,791	\$45,859	\$51,916
2025 Median Household Income	\$33,890	\$49,047	\$54,338
2020-2025 Annual Rate	1.29%	1.35%	0.92%
<b>Average Household Income</b>			
2020 Average Household Income	\$45,684	\$59,768	\$67,678
2025 Average Household Income	\$50,356	\$64,882	\$74,216
2020-2025 Annual Rate	1.97%	1.66%	1.86%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$17,988	\$22,958	\$26,395
2025 Per Capita Income	\$19,820	\$24,902	\$28,935
2020-2025 Annual Rate	1.96%	1.64%	1.85%

### Households by Income

Current median household income is \$51,916 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,338 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,678 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,216 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,395 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,935 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	216	230	221
2000 Total Housing Units	4,880	21,252	33,161
2000 Owner Occupied Housing Units	2,034	11,725	19,841
2000 Renter Occupied Housing Units	2,104	7,418	10,492
2000 Vacant Housing Units	742	2,109	2,828
2010 Total Housing Units	4,797	21,555	34,528
2010 Owner Occupied Housing Units	1,727	10,685	19,134
2010 Renter Occupied Housing Units	2,187	8,234	11,854
2010 Vacant Housing Units	883	2,636	3,540
2020 Total Housing Units	4,878	21,860	35,123
2020 Owner Occupied Housing Units	1,675	10,698	19,381
2020 Renter Occupied Housing Units	2,087	7,824	11,312
2020 Vacant Housing Units	1,116	3,338	4,430
2025 Total Housing Units	4,925	22,049	35,456
2025 Owner Occupied Housing Units	1,637	10,602	19,288
2025 Renter Occupied Housing Units	2,075	7,751	11,237
2025 Vacant Housing Units	1,212	3,695	4,932

Currently, 55.2% of the 35,123 housing units in the area are owner occupied; 32.2%, renter occupied; and 12.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 34,528 housing units in the area - 55.4% owner occupied, 34.3% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.76%. Median home value in the area is \$128,756, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.16% annually to \$150,435.

**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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



# 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)

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)

