

LAND FOR SALE

27.56 Acres +/-

Price

\$625,000



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. Property is zoned C-3.

Contact

For more information, please contact Corey Palmer.



(816) 344-3156



mybrokerpcp@gmail.com

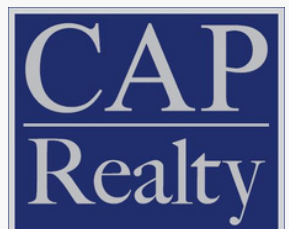


caprealty.net

This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. CAP 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 The listing may be withdrawn with or without approval.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:

COREY PALMER, BROKER, CAP REALTY, PHONE NUMBER: 1-816-344-3156

License # 2017031941 Broker # 2019047977



Seller will divide this ultimate development located in the ever-expanding NE St. Joseph, MO., growing community at the corner of HWY 169 & Cook Road with an average VPD count of nearly 7,000.

HWY 169 frontage consists of 892 ft.

Cook Road frontage consists of 1,200 ft.

C-3, 23 acres +/-

R-2, 5.17 acres +/-

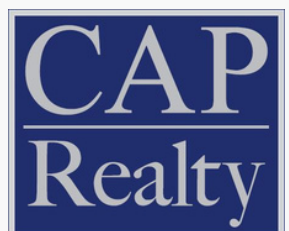
Property has roughly 23 acres zoned C-3 and 5 acres zoned R-2. Ready for residential investment opportunities. Subject property is priced accordingly to its highest and best use, market conditions, and sellers' motivation.

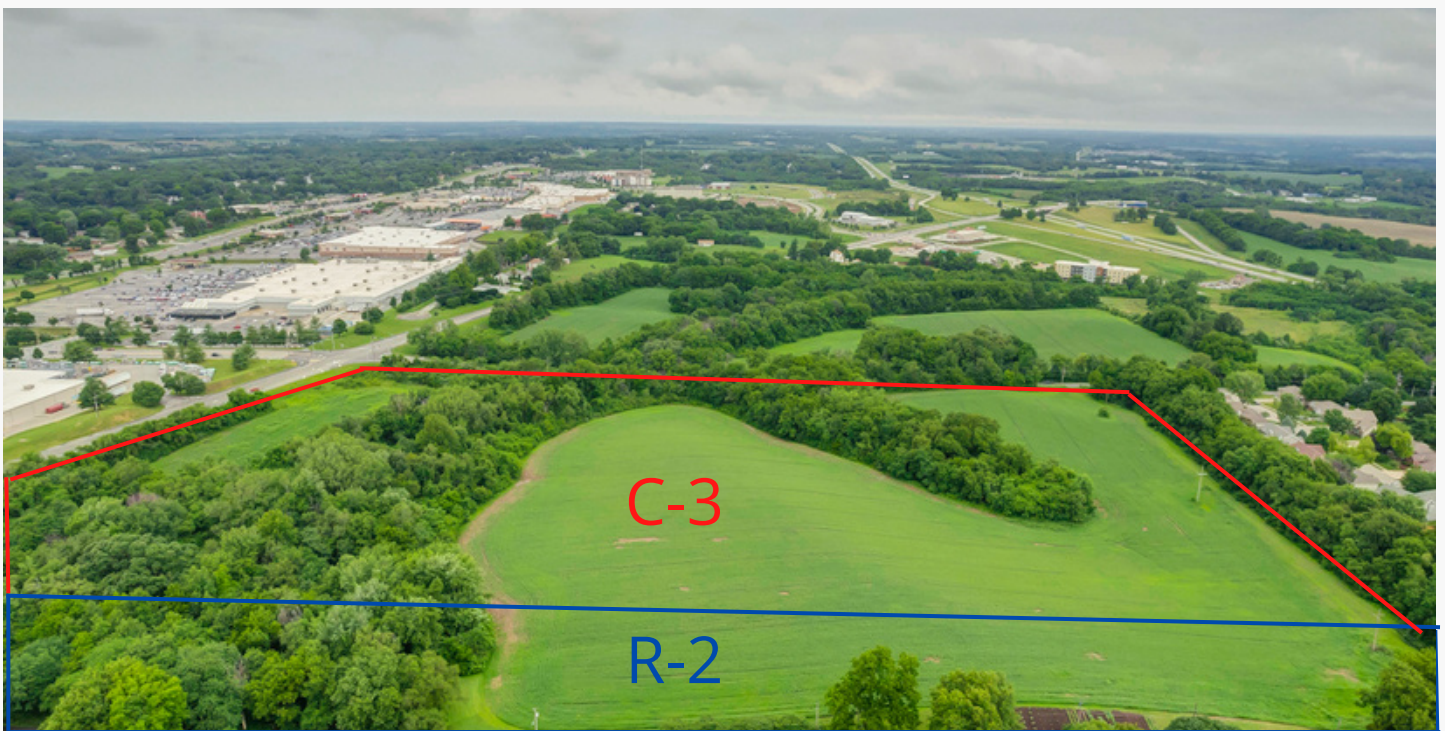


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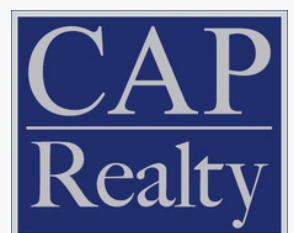




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