For Sale

Ricky Dean's

3620 N Village Drive
St. Joseph, MO 64506

Missouri • Buchanan County

SALE PRICE
$3,535,000
INCLUDING FF&E

LOT SIZE
5.29
OUTLINED IN RED

BUILDING SF
17,691

BUILT IN
2023



Property View Facing South

LAND

Additional 3 - 4.5 Acres Available for Purchase @ $3.50 PSF (Outlined in Green)

SCAN QR CODE TO VIEW ONLINE

CONTACT
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ABOUT THE PROPERTY

Property Overview

A one of a kind entertainment venue in St. Joseph, MO, built in 2023. The property features state of the art batting cages, blacklight mini golf, bumper boats, pickleball courts, a rock climbing wall, and an arcade with Virtual Reality and other games. A full commercial kitchen with hood, cooktop, and grease trap, along with an active liquor license, supports continued food and beverage operations. This unique venue offers a rare opportunity for an investor or owner operator, with 3 to 4.5 acres of land available and strong rebranding/repositioning potential.



Property View Facing South

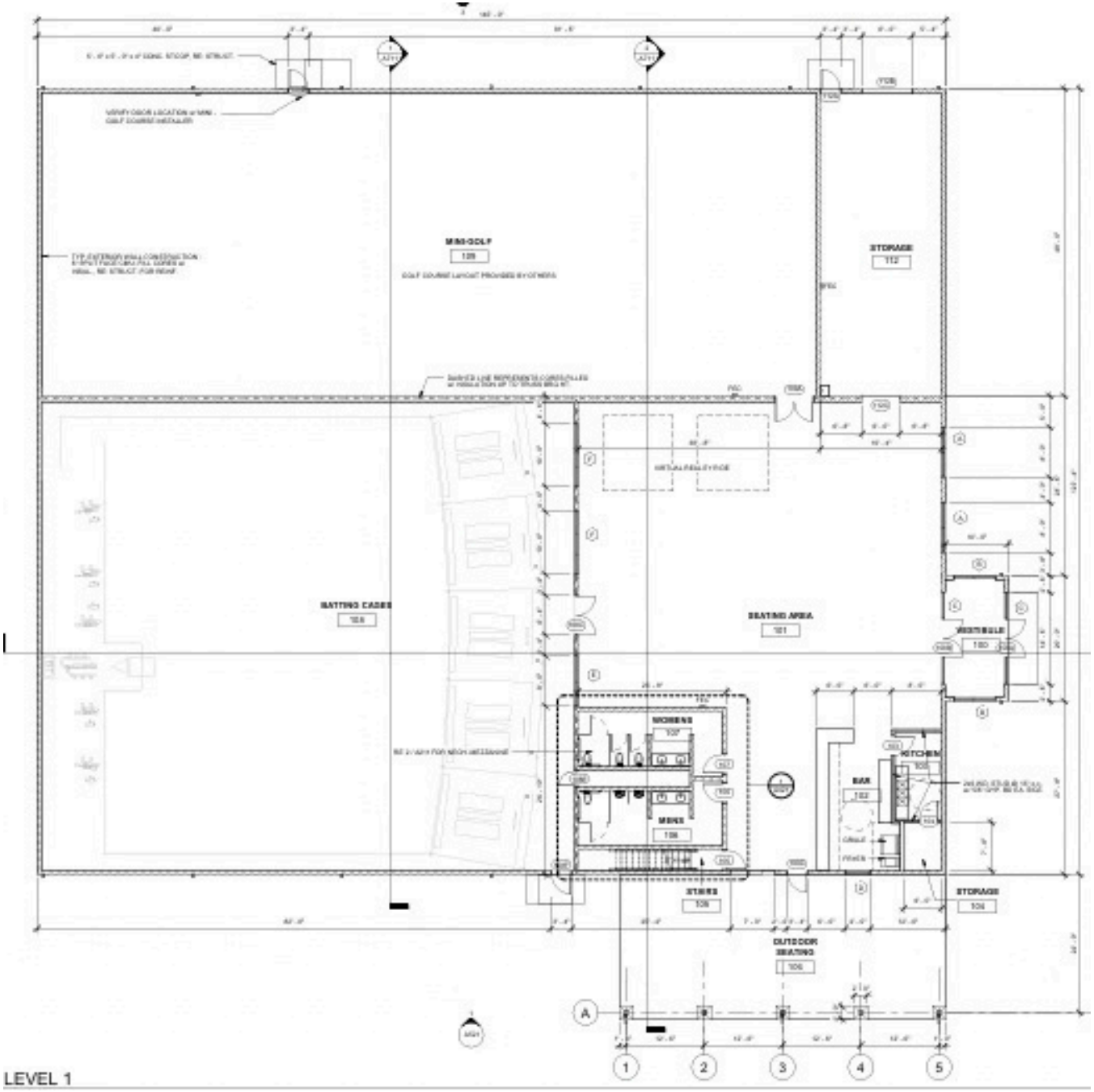
KEY HIGHLIGHTS

- 3 to 4.5 Acres of Land available
- Built in 2023, 20-foot clear ceiling height
- Full commercial kitchen with hood, cooktop, grease trap, and active liquor license
- State of the art batting cages (75' x 86'), equipment by Amusement Products
- Blacklight mini golf, bumper boats (J&J Amusement), and rock climbing wall
- Pickleball courts (Sport Court surface) — multipurpose potential
- Arcade games by ACME (maintained by ACME, 50/50 income split)
- 8x8 drive in door at storage room
- Adjacent coffee shop under separate ownership with an easement through the parking lot

Haith & Company, Inc. Real Estate Services

HCI — 50 YEARS — KANSAS CITY

FLOORPLAN

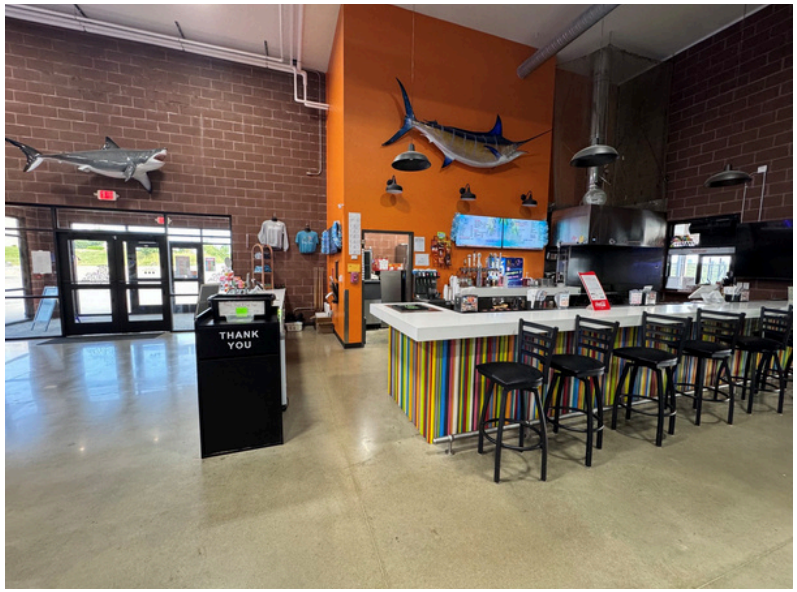


LEVEL 1

GAME ROOM



Resturant and Aracade



Bar



Aracade Area



Behind Bar

MORE PICTURES



Mini Golf Reception



Mini Golf Hole



Mini Golf Hole



Batting Cages

OUTSIDE



Rockwall



Pickleball Courts



Outside Patio



Pool and Bumper Boats

THE LOCATION

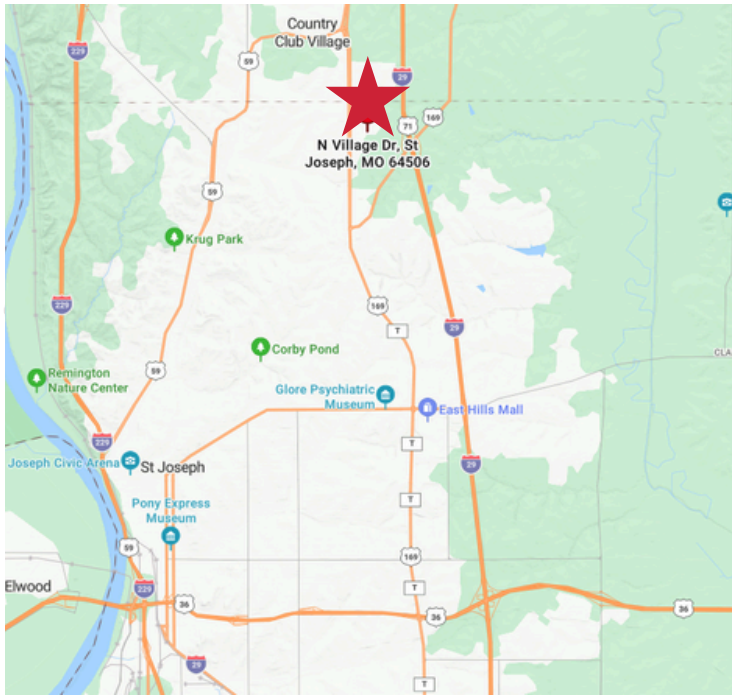
Location

Located on N Village Drive in the 64506 ZIP code (Country Club/North Belt area of St. Joseph)

Sits within a commercial corridor that includes Home2 Suites by Hilton and Mosaic Life Care

Near N Pointe Drive and N Belt Hwy, both established commercial arteries in this part of the city

Positioned close to US-169, a major north-south highway connecting St. Joseph to Kansas City



Bing Maps



INVESTMENT OVERVIEW

Unique Opportunity

This property offers a rare chance to step into a fully built entertainment venue with a personality all its own. The space already includes state of the art batting cages, blacklight mini golf, bumper boats, pickleball courts, a rock climbing wall, and virtual reality gaming, giving a new owner a strong foundation to build from. A full commercial kitchen and active liquor license open the door to food and beverage revenue alongside the existing attractions. Beyond what's already in place, the surrounding land and building layout leave room to imagine even more, whether that means expanding outdoor recreation, adding new attractions like a pool, or reworking existing space to fit a fresh concept. Built in 2023, the property is modern and move in ready, offering a hands on operator or investor the flexibility to grow the business in whatever direction fits their vision. For someone who wants more than a typical commercial purchase, this is a chance to own something with real potential for creativity and community appeal.



CONNECT

Contact Our Team

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