



1711 Oregon  
Hiawatha KS 66434  
785.742.4580

18156 Hwy 59  
Mound City MO 64470  
660.442.3177

[www.barnesrealty.com](http://www.barnesrealty.com)

## ***3211 W 6<sup>th</sup> Street, Lawrence Kansas***

Take a look at this prime commercial property. It has a great triple net lease with a strong national corporation and it's in a great location. If you're looking for a solid property that offers a great rate of return, take a look at this.

This property was custom built to be a La Petite Day Care Center and La Petite has been the tenant since it was new, back in 1987. The latest lease runs through July 2013 and we have no reason to suspect that it will not be renewed. Fortunately it will be an easy property to rent if it does come available due to its great location in a strong, growing commercial area.

### **PRICE AND TERMS:**

\$675,000.00 cash

### **SQUARE FOOTAGE & YEAR BUILT:**

The property has approximately 6500 sq ft of inside floor space and it was built in 1987.

### **LOT SIZE/ACREAGE:**

.74 acres

### **Rent information:**

The property is currently paying a net return (its triple net, so all the taxes and expenses are paid by the tenants)

### **REAL ESTATE TAXES:**

Annual taxes are approximately \$7,100.00

The tenant pays the taxes under the current lease agreement

### **LISTING AGENT:**

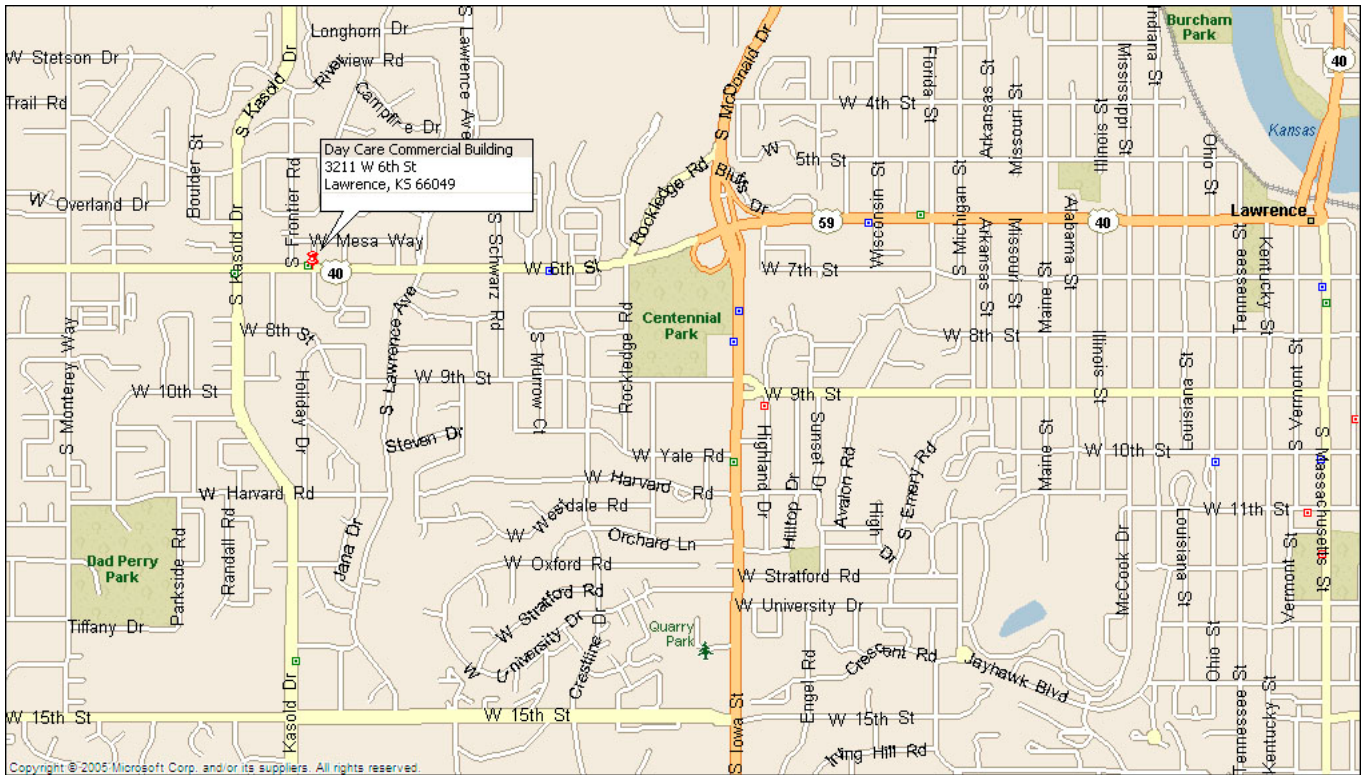
Rick Barnes: 660.572.0018 or [rickey@barnesrealty.com](mailto:rickey@barnesrealty.com)

### **BROKER PARTICIPATION:**

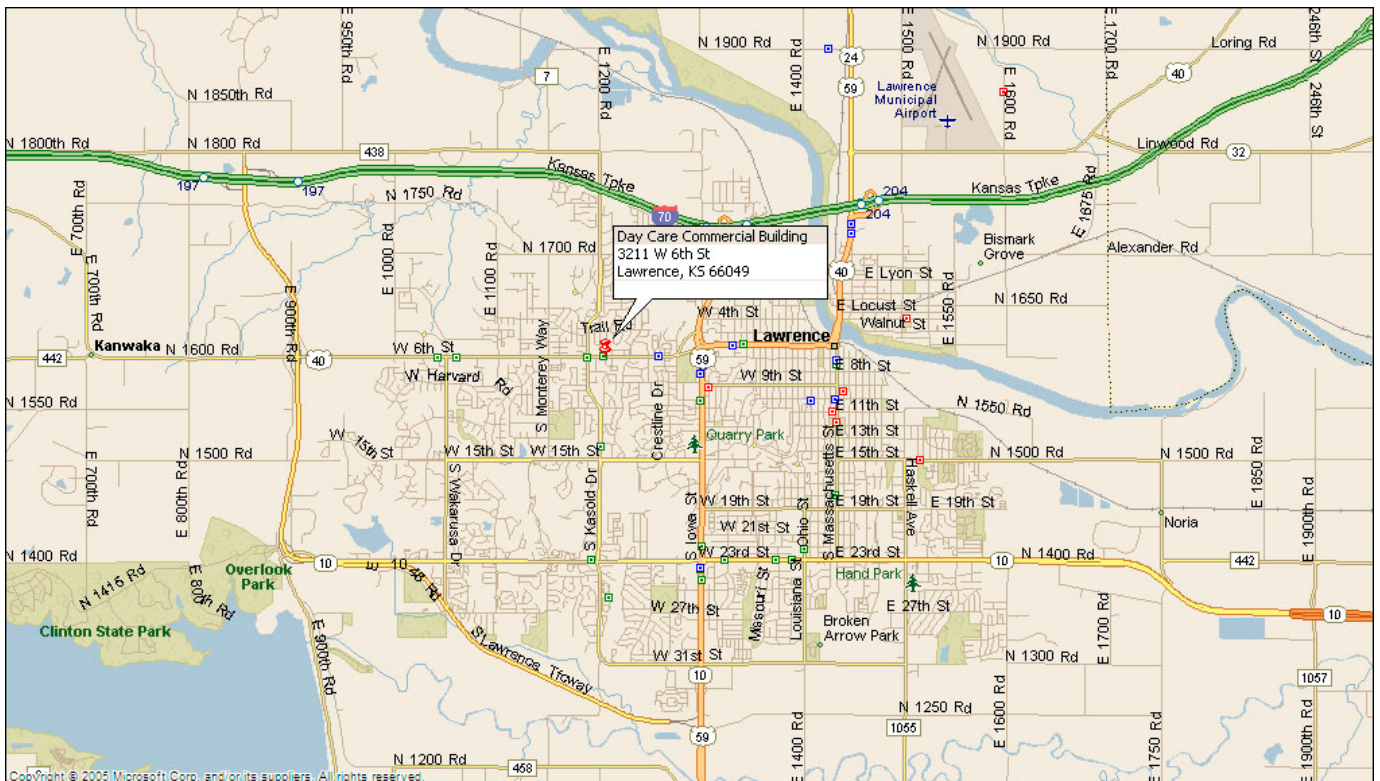
Barnes Realty Company, as listing broker, will gladly, and fully cooperate with most licensed real estate brokers to obtain a sale of the property on terms satisfactory to the current owners.



## Driving Map



## General Location Map



This information is thought to be accurate; however it is subject to verification and no liability for errors and omissions is assumed. The listing may be withdrawn with or without approval.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: Rick Barnes, BARNES REALTY COMPANY 18156 Hwy 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177





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