

FOR SALE

COMMERCIAL BUILDING

7,500 SQ. FT



1921 S. RANGE - COLBY, KANSAS

PRICE: \$199,000

LEGAL DESCRIPTION:

Tract beginning at the NE corner of Lot 3, thence South 75.53', West 675.73', North 60.53', East 226.23', Northeasterly 46.01', East 406' to the point of beginning, said tract being located in the original Wal-Mart Plaza.

2008 TAXES: \$9,495.24

1,728 sq ft Storage Bldg



EXCELLENT OPPORTUNITY to purchase a large commercial building in a high traffic location near Interstate 70. This building features 7,500 square feet, and is designed for 1 or 2 retail or commercial operations. There is ample floor space for use as a "show-room" or "merchandising" area, with well designed office space and storage rooms near the back. Additionally, there is a kitchen/break room that is accessible from both sides of the building. There is central heat and air, with 2 electric and gas meters to facilitate separate businesses if needed.

In addition to the ample storage inside the main building, there is a 1,728 square foot storage/garage building behind the store. It has skylights, 2 overhead garage doors with openers, concrete apron, and a walk-in door with sidewalk to the back of the store.

This property has ample parking, and good frontage on Range Ave. just off I-70. Call for a tour today!



Don Hazlett, Broker



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*The listing broker does not guarantee the information describing this property. Interested parties are encouraged to verify all information through personal inspection or with appropriate professionals.