



Real Estate Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

**18156 Hwy 59
Mound City, MO 64470
(660) 442-3177**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

**1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010**

The Right Stuff Thrift Store (former)

This facility has served the Sabetha community very well for many years, and still has tremendous potential for the future. It was the Congregational Church for many years and then served as the NCTC Thrift Store from 2009 until 2020. The building has good structural integrity and there is room, room, room & space, space, space for many, many uses. Let your imagination roam, it could become a site for multiple businesses as well as affordable housing. There is space for several full-sized dwellings, as well as multiple apartments. The entire building is adequately heated and cooled and even has space for a big Rec. Room. This could become a great investment and provide great revenue. Sabetha is a growing community and needs housing.

ADDRESS:

307 S. 9th Street, Sabetha, Kansas 66534

PRICE:

\$95,000.00

IMPROVEMENTS:

Fully heated and air conditioned
Many rooms, of all sizes & uses
New shingles in 2015
Multiple entries and exits

TAXES:

Presently tax exempt
County evaluation for 2021: \$176,480

RENTAL STATUS:

Available at closing.

LISTING AGENT: Roger Aberle

785-547-6289; roger@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. Brokers should call our office for details of our Co-Brokerage Policy.

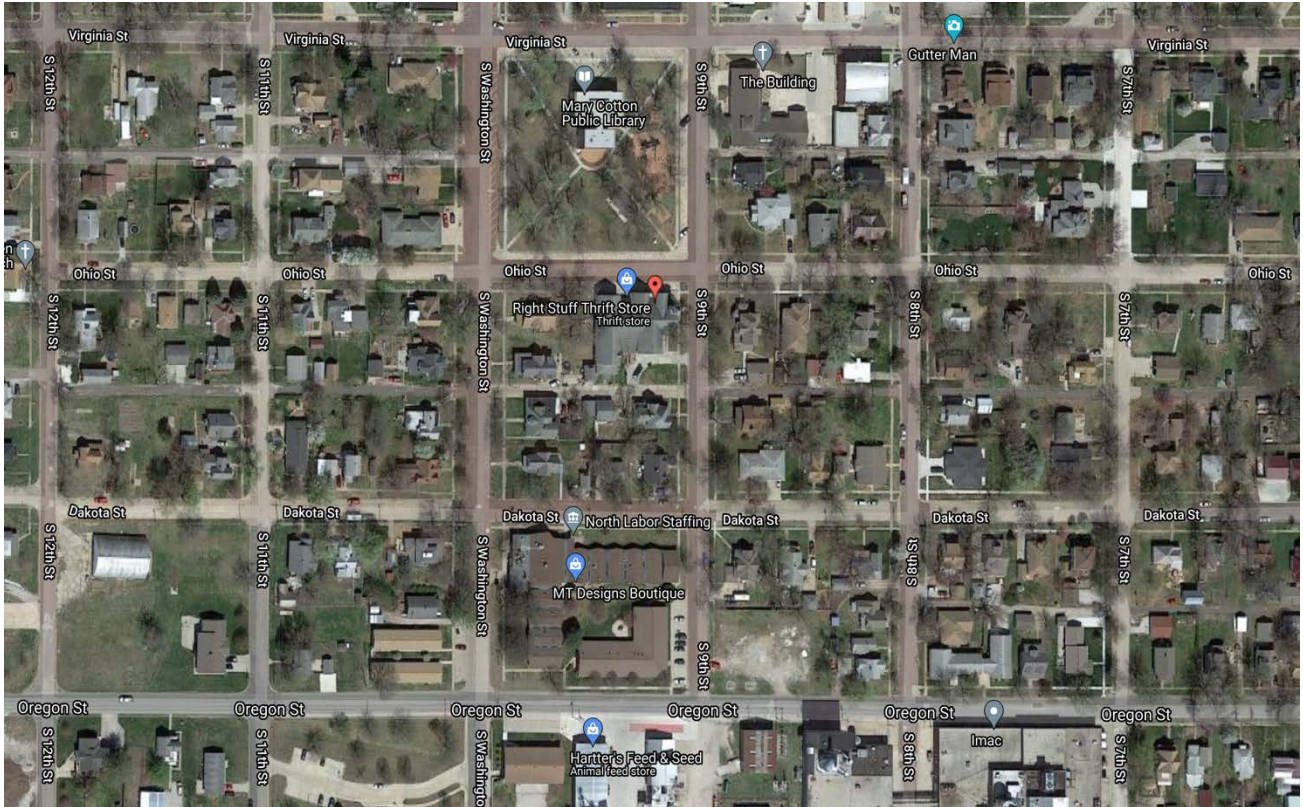
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information 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.

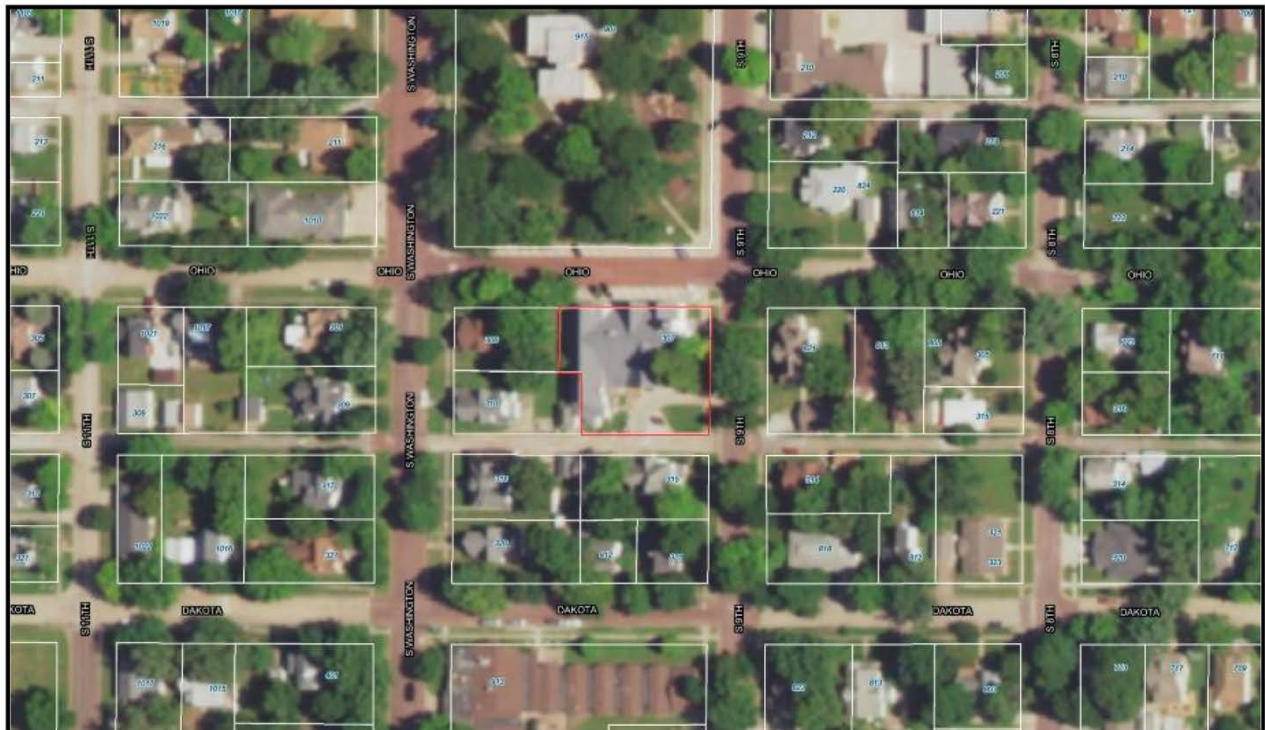
All inquiries, inspections, appointments, and offers must be sent through:

RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

The Right Stuff Thrift Store (former) Google Aerial



Tax Map



11/10/2021

PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

***The Right Stuff Thrift Store (former)
Photos***



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***The Right Stuff Thrift Store (former)
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The Right Stuff Thrift Store (former) Floor Plans

