

x002490000 1395ft2



Location **Kansas**
<https://www.genclassifieds.com/x-375062-z>



This beautiful office is affordable for a small business owner, features very large signage, 1,395 square feet of interior space, up to 16 parking spaces, a large meeting room that seats up to thirty, handicap accessible restroom, large waiting room, kitchenette/break room area, 3 smaller offices and a back room storage area with shelving. Central air is six years old. It has been leased to the same tenant for the past six years at \$1300 per month, lease is month-to-month presently to allow for sale of the building and a new tenant if not occupied by the new owner. Now available for \$90,000, as the roof and parking lot need sealing, and the signage will need some maintenance and bulbs if you need nighttime signage visibility. Complete these maintenance tasks yourself and save on the purchase price, otherwise the price goes up once completed. Out of consideration to the current tenant, viewing times for the interior of the property are evenings and weekends only, by appointment. Feel free to e-mail for more.



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