



## Real Estate Specialists

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### **5.5 Acre Commercial Property, Sabetha, Kansas** **Great Investment Opportunity**

*This property is ideally located to take advantage of the growth of this vibrant community. It is zoned commercial and has city water, sewer, gas, and electric. The site allows the purchaser to take advantage of all the amenities of the area, yet is away from any traffic congestion and is still close to the new Hwy 75 by-pass.*

**LOCATION:** South edge of Sabetha on old Hwy 75. All traffic on the new Hwy 75 by-pass can exit or enter at one of the interchanges and easily access the property.

**PRICE & TERMS:** \$140,000.00

**LOT SIZE:** 5.5 Acres, commercial property in Sabetha, KS, Nemaha County

**IMPROVEMENTS:** Leveled for building sites, and has water, gas, sewer, and electric at the site.

**POSSIBLE USES:**

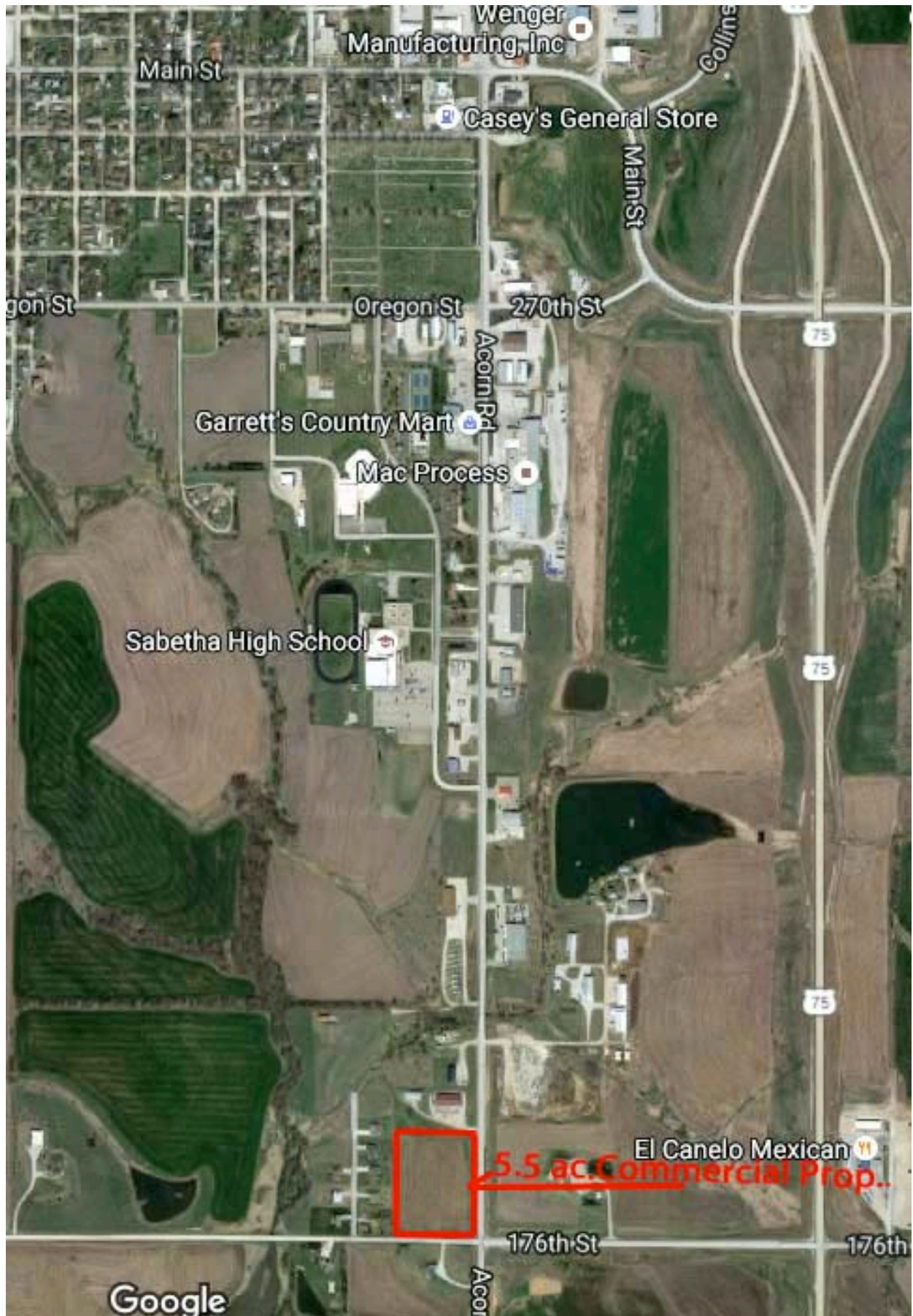
Retail Outlet	Warehouse	Steak House/Restaurant
Service Outlet	Car Dealership	Apartment Complex
Mini Storage	Bowling Alley	Housing Development

**REAL ESTATE TAXES:** 2015 taxes: \$91.18 (It is taxed as vacant land by the county, but zoned commercial by the city and within the city limits.)

**LISTING AGENT:** Roger Aberle, Cell: 785-547-6289  
Email: [roger@barnesrealty.com](mailto:roger@barnesrealty.com)



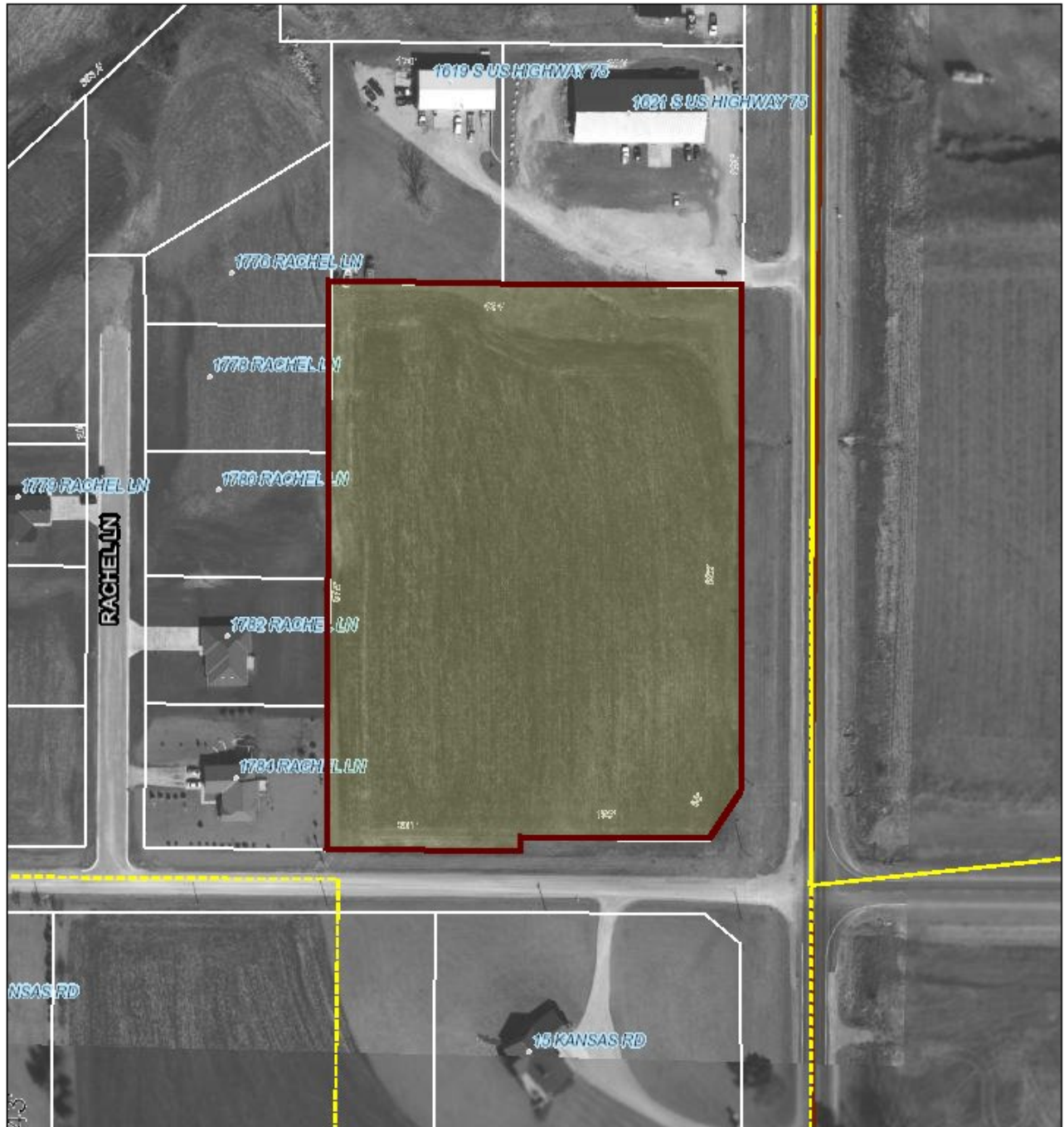
## Google Location Map





# County Appraisers Map

Parcel 0660811204001018000



July 27, 16

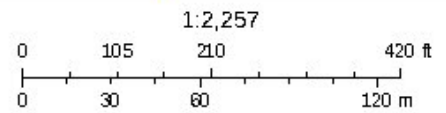
Parcels

Parcels 18057



High : 255

Low : 0



Kansas counties, KDOR  
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