



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

Commercial Property on 1.8 Acres, Brown County, KS 201 Sioux Avenue, Hiawatha, Kansas

The property is in a good location in a well-kept residential neighborhood and only one block from other businesses along state highway 73. The grey brick exterior is low maintenance and visually does not limit any potential use of this building. An inspection has not been performed on the property, but appears to be structurally sound and the vinyl flat roof is in good shape. There is a 3-4ft crawl space allowing for easy utility access and the building is handicapped accessible. This property has been vacant for 7 years and is being sold "as is," yet there is GREAT potential here. Let your imagination run!

Hiawatha is located in a rural opportunity zone and has resources available to aid you in starting or expanding your business. Give us a call to learn more!

LOCATION:

It is located within the city limits of Hiawatha Kansas and is zoned R-3 (Residential- High Density District.) Please see this web listing on BarnesRealty.com for more zoning details.

PRICE:

\$160,000.00 \$13.05/Sq. Ft!

TAXES:

2016 taxes were \$2,416.40.

POTENTIAL USES:

*Climate controlled storage*Food packaging*Restaurant*Multi-family housing**Veterans housing*Life rehabilitation center*Educational training facility*Office space*Document storage



IMPROVEMENTS:

Fire Suppression System (condition unknown)
Commercial kitchen
3 A/C units (condition unknown)
Commercial clothes dryer (condition unknown)
Commercial hot water heater (condition unknown)
Building is handicap accessible.

STRUCTURE:

12,264 Sq. Ft. building on 1.8 acres
Roof is vinyl over asphalt & is in good condition.
Pile foundation with 2-4 ft. crawl space.
Electricity is in working order
Plumbing is disconnected and needs replacement.
42 rooms and 27 of the rooms are approx. 9.5'X17.5'
Built in 1963 as a nursing home.

LISTING AGENTS:

Lynn Hennigan
(785) 285-1208 or lynn@barnesrealty.com

Jamie Barnes
(660) 851-1125 or jamie@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.

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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.

Commercial Property on 1.8 Acres, Brown County, KS
Photos
(Check out a lot more detailed photos on our website BarnesRealty.com)



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Building Diagram

