

2723 Kingman Rd, Ottawa





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**Customer Detail Plus - Commercial**

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**2723 Kingman Road , Ottawa 66067** L Price: **\$2,700,000**  
 MLS #: **1815552** Status: **Active** County: **Franklin, KS**



Type: **Business Opportunity**  
 Use: **See Remarks, Retail**  
 Total SF: **1** Acres: Zone: **C2**  
 Min Sf: Max Sf: Ofc ID: **RLEX01**  
 Lsz: **77 Acres** Agt ID: **dherm**  
 Name:  
 L/S: **Sale**  
 Sprinkler:  
 Legal: **S 1/2 SW 1/4 13-17-19E**

**General Information**

Yr Built: **2000** Age: **11-15 Years** Flood: **No** Cap Rt:  
 Op Exp: Grs Inc: N Inc:  
 # Stories: **1** Leased: **N** Curr Lse:  
 Road: **County Road, Highway** Occupy: **Vacant**  
 Parking: **Parking Lot, Paved** Location: **Business District**  
 Utility: **440v Service, Electric, Gas, Phone, Septic System, Water**  
 Misc: **Public Restroom, Security System**

**Remarks & Directions**

**If it's all about location for a commercial property, this 77 acres is what you are looking for, high traffic area on a major state highway, just 1/2 mile south of I-35. Former nursery and retail business, a perfect location. Attractive main building is 40 X 215 (8600 sq ft) with a Spanish style architecture & additional building connected**  
 Dir: **I-35 to Ottawa, KS exit #183, 59 Highway south 1/2 mile, property on east side.**  
 A Rmk: **for more space. Also, additional building 40 X 60 concrete floor, fully insulated with heat and bathroom.**

**Business Information**

<u>INDUSTRIAL:</u>	<u>OFFICE</u>	<u>RETAIL:</u>	<u>BSNS OP</u>
Net Ch:	X Stop:	Net Ch:	Business: <b>See Remarks</b>
Ofc SF:	Bs Yr:	Allow:	Other R: <b>Real Estate</b>
Clr Ht:	U-R:	# Park:	# Empl:
#Drv In:	Allow:		Hours:
#Dock:	# Park:		Days:
Dr Ht:	Bld Sz:		
Rail: <b>No Railroad</b>			
Allo:			

**Financial Information**

Will Sell: **Cash, Conventional**  
 Tax: **\$16,999** Spc Tax: **\$0** Total Tax: **\$16,999** Tax Com: