

For Sale

# Professional Office

*Almost 5,000 square feet*

## Highway 51, Hugoton, Kansas



Offered at: \$190,000



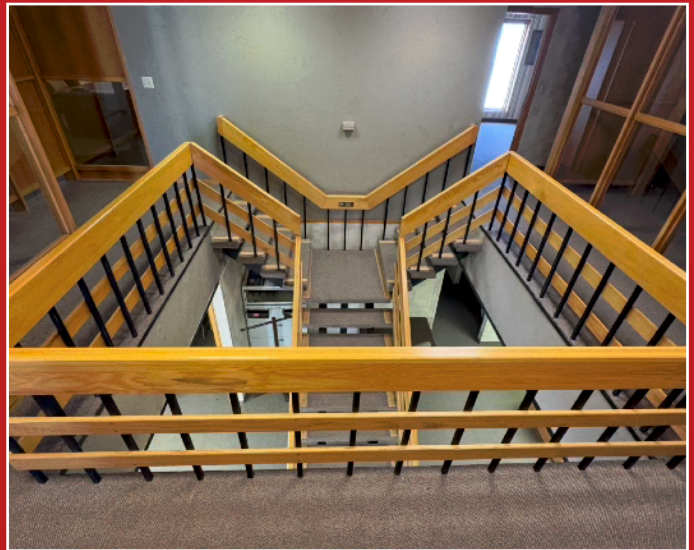
**Faulkner**  
REAL ESTATE, INC.



Call Broker: **Chris Faulkner 620-575-6555**

**Office:** 620-356-5808

More information at: [www.faulknerrealestate.com](http://www.faulknerrealestate.com)



**Professional Office- 838 E. 11th, Hugoton**

**Legal Description:** An approximate .64 acre tract in the Southwest Quarter of Section 15-33-37; to be determined by survey prior to closing, Stevens County, Kansas.

**Age:** 1979 **Taxes:** Currently combined with others.

**Tenant:** None- vacant

**Building Details:** Approximately 4,186 square feet, two-story professional office building. **Main level:** Reception, break room, storage rooms, grand two-way staircase, executive office, mudroom/employee shake-down room, temp desk space and three 1/2 baths.

**Upstairs:** 4 executive offices, 2 assistant offices, conference room, shower room & half bath. Office space has 3 entrances and two separate stair cases.

**Water:** City water

**Sewer:** City

**Heat:** Central

**Taxes:** Combined with others

**Possession:** Upon closing

**To View:** Call Chris for a showing 620-575-6555.

**READ THESE IMPORTANT TERMS & BID ACCORDINGLY:** Selling through Chris Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as a Transaction Broker- neutral party and will treat each party fairly while maintaining each parties confidences. **Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, sewer condition, mechanical components condition, noxious weeds, acreages, square footage, lead-based paint, asbestos, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, zoning restrictions and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.