

For Sale

Commercial Building

Large Shop on ~1.2 acres + Sewer

Highway 51, Hugoton, Kansas

Over 7,500 square feet with electric, concrete floors and bathroom



Offered at: \$140,000



Faulkner
REAL ESTATE, INC



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

Office: 620-356-5808

More information at: www.faulknerrealestate.com



Double-Shop: Highway 51 East, Hugoton

Legal Description: An approximate 1.2 acre tract in the Southwest Quarter of Section 15-33-37; to be determined by survey prior to closing, Stevens County, Kansas.

Age: 1977 **Tenant:** Yes

Building Details: Approximately 7,584 squarer foot insulated wood frame Morton buildings with insulation, concreted floors, 16' overhead doors, plumbed air compressor, 220 electric, manager's office, exterior wash bay and breezeway storage area connecting

each building.

Water: City water- will require meter and line

Sewer: City

Heat: Overhead oil and natural gas- AS-IS.

Taxes: (combined with others)

Possession: Subject to 60-day notice to Tenant.

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.