

For Sale

Commercial Building

Steel Frame Warehouse on ~1.25 acres

Highway 51, Hugoton, Kansas

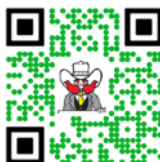
Over 9,000 square feet with electric, concrete floors and bathroom



Offered at: \$150,000



Faulkner
REAL ESTATE, INC



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

Office: 620-356-5808

More information at: www.faulknerrealestate.com



Warehouse- East Highway 51, Hugoton

Legal Description: An approximate 1.25 acre tract in the Southwest Quarter of Section 15-33-37; to be determined by survey prior to closing, Stevens County, Kansas.

Age: 1970

Tenant: Yes

Building Details: 1970 pole barn steel building with insulated steel I-beam addition. Concrete floors, 220 electric, overhead doors with openers, manager's office and bathroom.

Water: City water

Sewer: City

Heat: Overhead gas in addition

Taxes: Combined with others

Possession: Subject to Tenant's 60-day notice

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.