

CUSTOM DETAIL



For Lease	No	Sale/Rent	For Sale
MLS #	55434	Property Use	There is also a business for sale at this property
Status	Active	Age	51 - 80 Years
Class	COMMERCIAL/INDUSTRIAL		
Type	Retail		
Asking Price	\$350,000		
Address	20005 W US HWY 54		
City	Pratt		
State	KS		
Zip	67124		
County	Pratt		
Zoning (all other cities)	Commercial & Industrial -		



GENERAL

Geo Zone	Pratt	Agent - Agt Nm Ph	Kevin Hamm - cell: 620-770-2381
List Ofc 1 - Ofc Nm Ph	Hamm Auction & Real Estate, LLC - 620-672-6996	Agent - E-mail	kevin.hamm@outlook.com
Listing Date	9/2/2026	Expiration Date	9/3/2027
Parcel ID #	076-133-05-0-00-04-006.00-0	Seller Name 1	Leanah R Bailey
Owner Type	Individual	Occupant	Owner
Total Acres	1.50	Gross Bldg SF	2,200
Price per SqFt	\$159.09	Year Built	1956
Flood Insurance Required	No	Showing Instructions	Call Kevin Hamm at 620-770-2381
Preferred Title Company	First American Title	Requested Earnest \$ Dep.	\$5,000.00
Ag. Relationship w/Owner	Seller's Agent	IDX Include	Y
Agent Hit Count	25	Client Hit Count	0
Assoc Doc	0	Picture Count	3
Price Date	9/2/2026	Days On Market	3
Days On MLS	3		

FEATURES

ADDITIONAL DOCS ON FILE	LAND STATUS	ROOFING	UTILITIES
Lead-Based Paint Disc.	Land Included	Composition	Electric/Power available
Sellers Disc. Statement	LISTING TYPE	RETAIL: TYPE	Water available
EXTERIOR CONSTRUCTION	Excl. Right WITHOUT Res.	Restaurant	Telephone available
Brick	PARKING		Cable available
FLOORING	Parking Lot		Gas/Propane available
Vinyl	POSSESSION		BASEMENT/FOUNDATION
	At Closing		Basement-Partial

FINANCIAL

General Taxes	\$4,269.34	Special Taxes \$	\$0.00
Total Property Taxes \$	\$4,269.34	Tax Year	2025

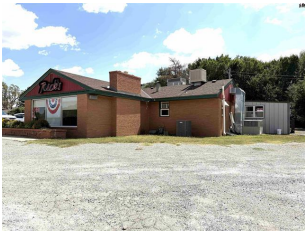
PERSONAL PROPERTY

Personal Property The sale will be divided between the real estate and the personal property, that includes, but is not limited to, the furniture, kitchen equipment, and all cups, silverware, shelving that belongs to the resturant. All is included to make a smooth transition.

REMARKS TO GENERAL PUBLIC

RemPub Do you love the classic look and feel of an old-fashioned diner? Are you looking for a turnkey restaurant opportunity with an established history? Then look no further than Rick's! Rick's has been a local staple for many years and is now ready for a new owner to carry on its tradition. The current owner plans to keep the restaurant open until a buyer is found and is willing to work with the new owner to help ensure a smooth transition for employees, customers, and day-to-day operations. The sale includes the real estate, restaurant equipment, and furniture, providing a great opportunity for a buyer to step in and continue operating the business with minimal interruption. The property sits on approximately 1.5 acres and features a nice parking area along with a 24' x 30' two-car garage for additional storage or workspace. If you've been looking for an established restaurant with character, a loyal customer base, and the opportunity to continue a local tradition, Rick's deserves a closer look! Call today for additional details and to schedule a tour.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.