

FOR SALE OR LEASE: MULTI-TENANT RETAIL BUILDING/SERVICE GARAGE

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC.



PROPERTY: 15395 BRIAR ROAD, BASEHOR, KS

SALE PRICE: \$450,000 Cash at closing
LEASE RATE/SF/YR: \$9.25-\$11.00/sf/yr
ZONING: Commercial
BUILDING SIZE: 8,080^{+/-} sq. ft.
LOT SIZE: 42,297^{+/-} sq. ft. (0.971^{+/-} acres)
PARKING: Paved parking with front door parking available.
SIGNAGE: Building signage
TRAFFIC COUNT: 16,800^{+/-} vpd on Highway 24/40

SPACE AVAILABLE:	SIZE/SF:	RATE/SF/YR:	RATE/MO:	CHARGES/MO:
RETAIL:	4,000 ^{+/-}	\$9.25	\$3,083.33	NA

AUTO SERVICE GARAGE:	4,080 ^{+/-}	\$11.00	\$3,740.00	NA
----------------------	----------------------	---------	------------	----

LANDLORD PAYS: Base year operating expenses, insurance, real estate taxes, common area maintenance, and exterior, roof and structural maintenance.

TENANT PAYS: Janitorial, utilities, and minor interior maintenance.

LOCATION FEATURES: Located on Briar Road just off Highway 24 and Highway 40 with highway visibility.

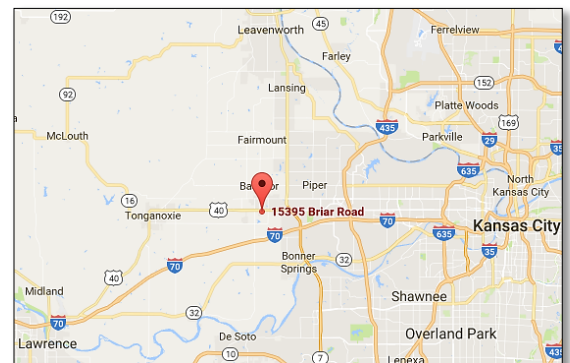
BUILDING FEATURES: Multi-tenant building featuring a former pet boarding and an 8-bay service garage.



COMMENT(S):

Current Tenant is Fat Cat's Dog Boarding. Space available early 2018. Includes entryway with windows, large reception area, multiple work rooms, office space, restrooms, and a covered outdoor area in rear with 9'x7' OH door.

Former Sutton - Kolman Automotive. Service garage with (7) 14'x12' drive-in, overhead doors, (1) 8'x8' drive-in, overhead door, a large reception and waiting area with restroom and offices.



LEARN MORE:

MARK REZAC | Partner

Direct: 785.228.5308
mark@kscommercial.com

BRADY LUNDEEN

Direct: 785.228.5303
brady@kscommercial.com

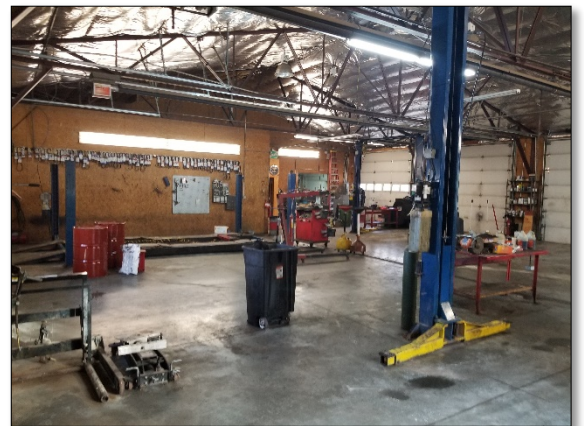
KANSAS COMMERCIAL REAL ESTATE SERVICES INC.

Main: 785.272.2525
435 S. Kansas Ave., Suite 200
Topeka, Kansas 66603
WWW.KSCOMMERCIAL.COM

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

FOR SALE OR LEASE: MULTI-TENANT RETAIL BUILDING/SERVICE GARAGE

KANSAS COMMERCIAL
REAL ESTATE SERVICES INC



LEARN MORE:

MARK REZAC | Partner

Direct: 785.228.5308
mark@kscommercial.com

BRADY LUNDEEN

Direct: 785.228.5303
brady@kscommercial.com

KANSAS COMMERCIAL REAL ESTATE SERVICES INC.

Main: 785.272.2525
435 S. Kansas Ave., Suite 200
Topeka, Kansas 66603
WWW.KSCOMMERCIAL.COM

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.