



HIGHLIGHTS

- 3,848 SF Retail/Office Building
- Great Retail Location on Main Street
- Priced to Sell-\$64,000 Below County Appraised Value
- High Traffic Intersection with Over 18,000 Cars/Day
- Value Add Opportunity
- Some Professional Flower Shop Equipment Available

FOR SALE

\$249,000

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| 2016 AVG HOUSEHOLD INCOME | \$79,340 | \$80,298 | \$85,729 |

Joe Gardenhire

Office: 913-945-3769

Mobile: 913-893-1616

Email: joeg@reececommercial.com

Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

Email: ryans@reececommercial.com

404 E MAIN ST
GARDNER, KS 66030



Joe Gardenhire

Office: 913-945-3769

Mobile: 913-893-1616

Email: joeg@reececommercial.com

Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

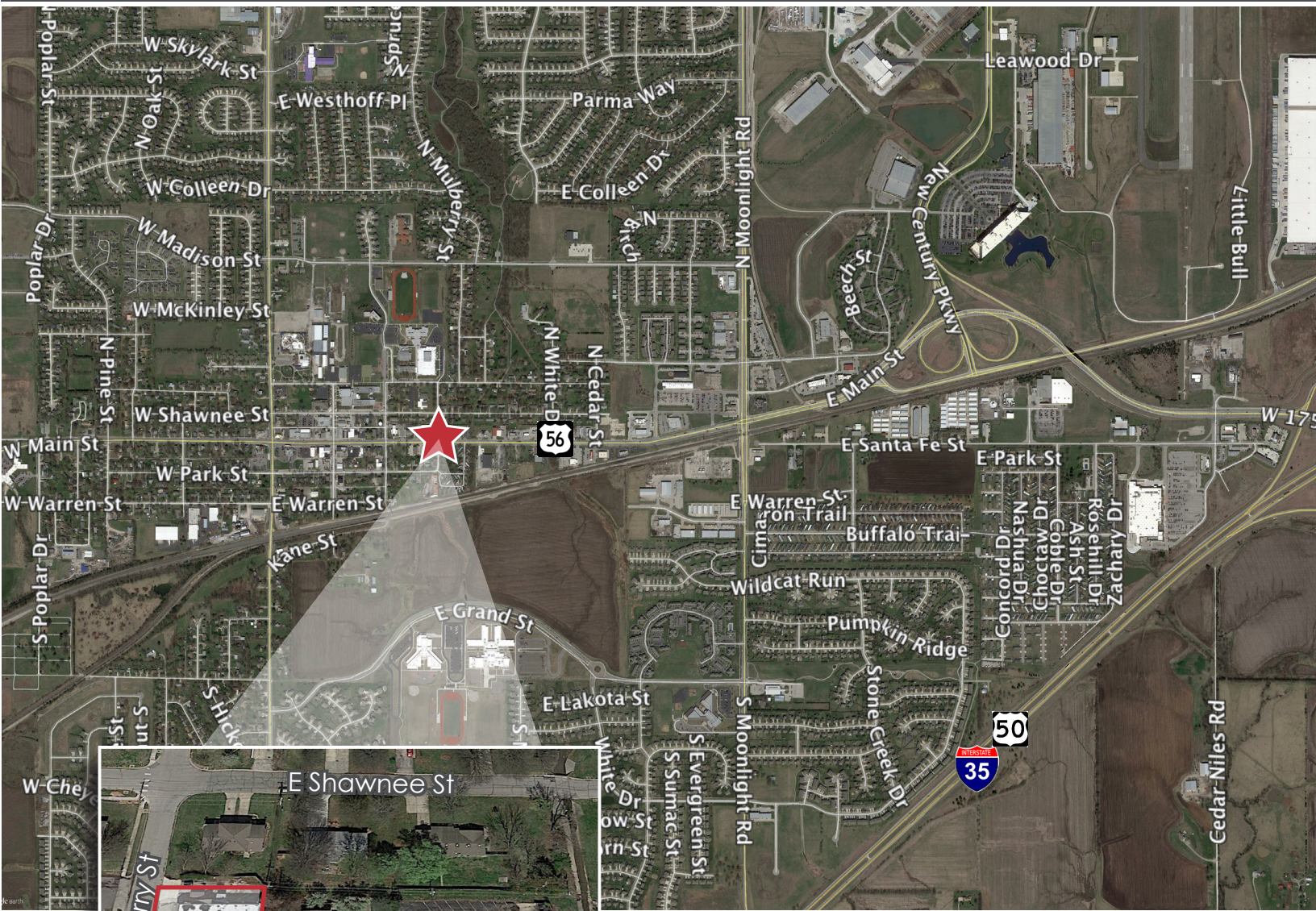
Email: ryans@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2017

404 E MAIN ST

GARDNER, KS 66030



Joe Gardenhire

Office: 913-945-3769

Mobile: 913-893-1616

Email: joeg@reececommercial.com

Ryan Schulteis

Office: 913-945-3741

Mobile: 785-766-6712

Email: ryans@reececommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2017