

## CLIENT DETAIL



**MLS #:** 206138



03/15/2019 12:33 PM

**Class:** COMMERCIAL/INDUSTRIAL

**Type:** Commercial

**Status:** Active

**Zone:** Osage County

**Asking Price:** \$30,000

**Address:** 524 Market ST

**City:** Osage City

**State:** KS    **Zip:** 66523

**Location:** Downtown Area

**Existing Financing:** Conventional

**LO:** Miller & Midyett Real Estate

**Virtual Tour:**

Legal **Lot 14, Blk 14, Wetherells 1st Ad**  
 County Tax ID# **8659**  
 Total Tax **882.78**  
 Subdivision **Osage City**  
 Lot Size **25 x 145**  
 Flood Zone **No**  
 Rent/Ft\$ **0**  
 Approx SqFt Land **3625**  
 Frontage Land **25**  
 Parking Spaces **on street, alley**  
 Gross SqFt **3969**  
 Net Leaseable Space **3969**

Present Use **n/a**  
 Gross Operating Income\$  
 Gross Operating Expenses\$  
 Net Operating Expenses\$  
 Projected Use **Retail/apartment upper**  
 Directions **HWY 31 to Osage City - on Market St - North side of rd. Second floor access thru west exterior door.**

### FEATURES

ZONING **C-2 Commercial**  
 LAND STATUS **Land Included**  
 ROAD FRONTAGE **State Highway**  
 TYPE BUSINESS **Office, Retail**  
 PARKING **Street Parking**  
 TRAFFIC COUNT **Under 2500**  
 NUMBER OF LEVELS **Two**

CEILING HEIGHT **Varied Heights**  
 ROOF **Flat**  
 MISCELLANEOUS **Util/Separate Meter**  
 WATER/SEWER/GAS MAIN SIZE **Unknown (verify) Water, Unknown (verify) Sewer, Unknown (verify) Gas**  
 UTILITIES AVAILABLE **Electric, Gas, City Water, City Sewer**

### PUBLIC REMARKS

**BUSINESS/RETAIL/RENTAL OPPORTUNITY. 2 Story downtown building formally office/retail on main street with 3 apartments on upper level. Extensive demo started but not complete. No ductwork from furnace to main floor. No FA/CA servicing upstairs. Condition of exterior staircase unknown and use NOT recommended. PROPERTY IS BEING SOLD AS IS.**