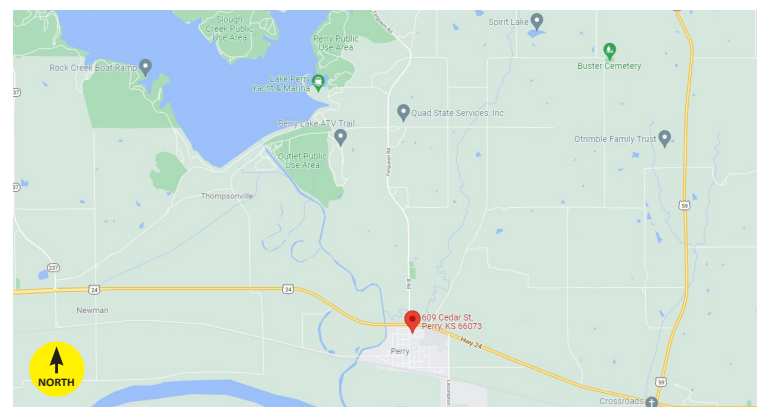


FOR SALE
FORMER GROCERY STORE

**609 CEDAR STREET
PERRY, KS 66073**



SALE PRICE	\$400,000; Cash at closing
BUILDING SIZE	14,634 ^{+/-} SF
STORAGE SHED	240 ^{+/-} SF
LOT SIZE	0.30 ^{+/-} Acres
YEAR BUILT	1975 (building) 1996 (storage shed)
2025 R.E. TAXES	\$17,851.92
ZONING	C & I; Commercial & Industrial
SIGNAGE	Building signage
PLUMBING	Existing restrooms
HEATING AND COOLING	Forced air heat and central air conditioning
PARKING	Paved parking lot with front door parking
TRAFFIC COUNTS	3,560 ^{+/-} VPD on HWY 24
BUILDING FEATURES	Former grocery store with small storage shed
LOCATION FEATURES	Conveniently located on HWY 24, 3 miles from Perry Lake. Great location for people traveling from Lawrence to Manhattan or going to the lake.



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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.