

ESTABLISHED DRY CLEANER & LAUNDROMAT

1120 Westport Dr, Manhattan, KS 66502



PROPERTY DESCRIPTION

Seize a rare opportunity to own a thriving dry cleaner and laundromat in Manha an, KS! This turnkey operation boasts a strong local reputation and a loyal customer base, making it a prime investment for aspiring entrepreneurs or seasoned business owners.

SALE PRICE AND DESCRIPTION

Asking Price: \$700,000 for the Business | \$750,000 for the Real Estate

The property is available for purchase at \$750,000, or the new owner can opt to lease the property back from the current owners, providing flexibility based on your investment strategy.

OFFERING SUMMARY

Sale Price	\$1,450,000
Building Size	4,425 SF
Lot Size	27,894 SF
Year Built	2011
Zoning	CN

DEMOGRAPHICS 1 MILE 3 MILES 10 MILES

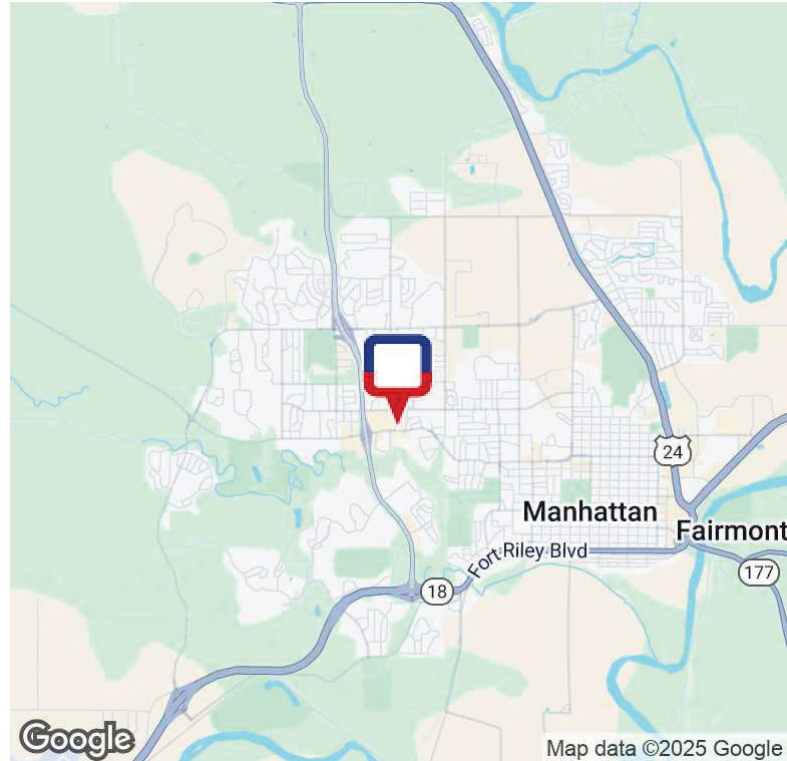
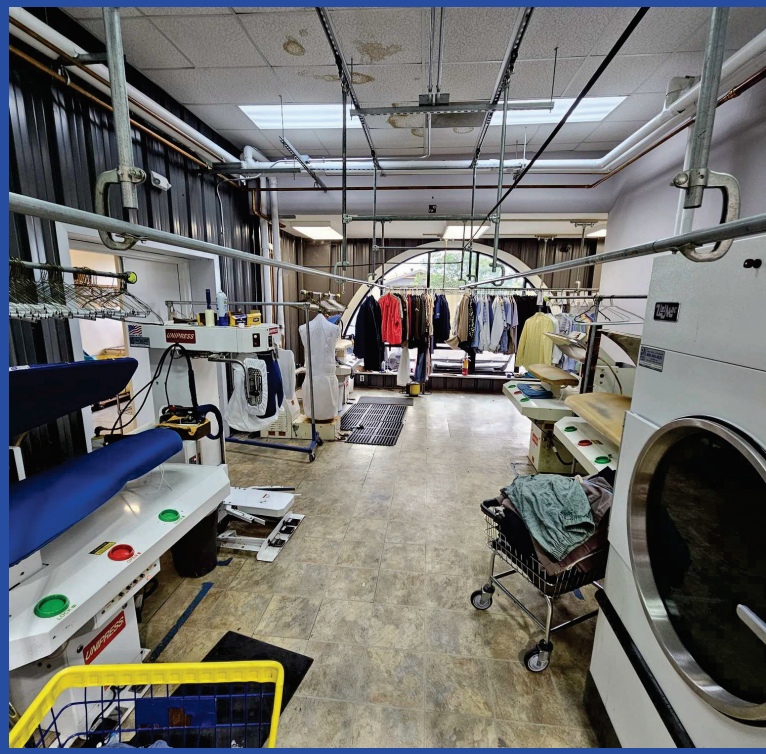
Total Households	4,567	21,170	27,179
Total Population	11,769	52,656	68,463
Average HH Income	\$74,452	\$86,561	\$90,970



Listed By:

BRADY LUNDEEN
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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.



PROPERTY HIGHLIGHTS

- **Key Features:**
- **Turnkey Operation:** The business is fully equipped with all necessary machinery, inventory, and operational systems, ensuring a seamless transition for the new owner.
- **Drive-Through Convenience:** The property features a convenient drive-through drop-off and pick-up window, enhancing customer experience and encouraging repeat visits.
- **Strong Customer Loyalty:** With years of established service, this business has built a dedicated clientele that values quality and reliability.
- **Growth Potential:** Potential for untapped revenue streams by expanding into pickup and delivery services and building B2B partnerships with local businesses.
- **Minimal Competition:** Benefit from a competitive edge in a market with limited alternatives, allowing for continued growth in both residential and commercial sectors.
- **Real Estate Opportunity:** The property is available for purchase at \$750,000, or the new owner can opt to lease the property back from current ownership, providing flexibility based on your investment strategy.
- **Don't miss out on this exceptional chance to own a successful business in a vibrant community.** Whether you're looking to expand your portfolio or start a new venture, this established dry cleaner and laundromat is poised for continued success. Contact Brady Lundeen to discuss in greater detail!



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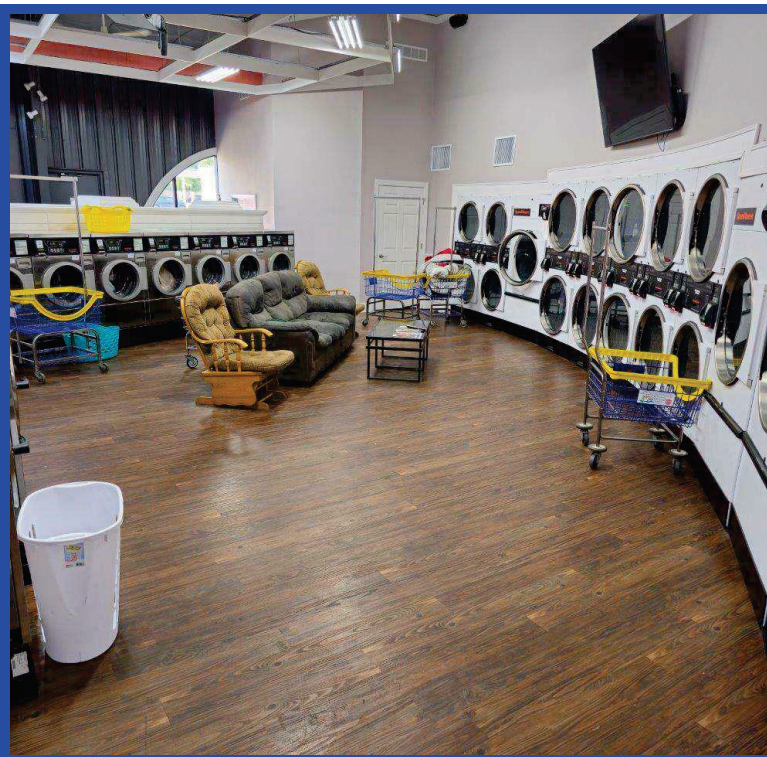
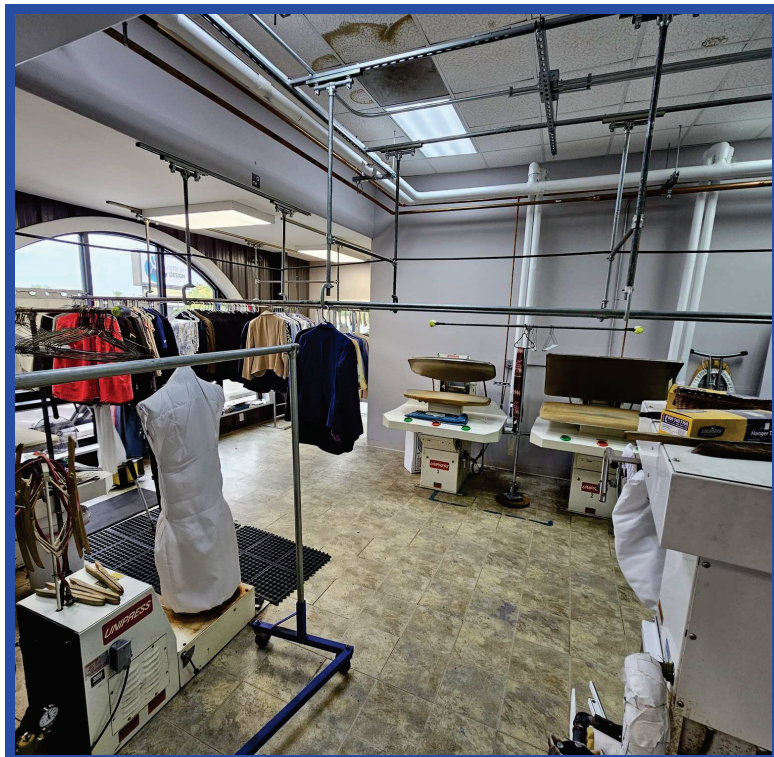
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FOR SALE - BUSINESS & REAL ESATE

1120 WESTPORT DR

Manhattan, KS 66502

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



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