



## 312 Riley Ave

Ogden, Kansas 66517

### Property Highlights

- Warehouse space offering two overhead doors opening to a fenced yard ideal for storage or operations.
- Prime Riley Ave location offering excellent traffic counts and visibility.
- Just 5 miles from Fort Riley, a community of nearly 60,000, driving consistent demand for commercial space.
- General Business (GB) Zoning.
- Month-to-month tenant on a gross lease, open to discussing a longer-term agreement.

### Offering Summary

**Sale Price:** \$150,000

**Building Size:** 3,807 SF

**Lot Size:** 7,200 SF

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	751	853	1,643
<b>Total Population</b>	1,733	1,977	4,845

### For More Information

#### Brogan Klein

O: 316 352 7315  
Bklein@naimartens.com

#### Drew Gannon, CCIM

O: 316 680 1108  
dgannon@naimartens.com



