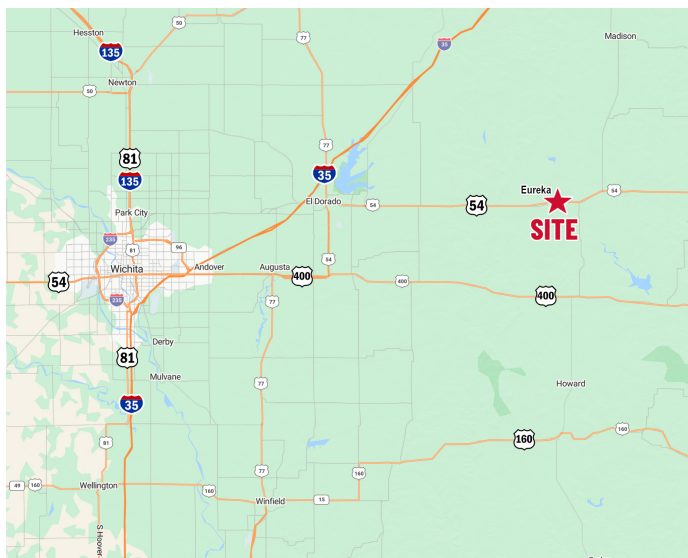


FORMER DOLLAR GENERAL FOR SALE/LEASE

1800 E. River St., Eureka, KS 67045



PROPERTY HIGHLIGHTS

- Freestanding building with excellent access and visibility.
- Frontage on River St / US HWY 54.
- Property can have a monument sign.
- Large back lot for expansion opportunities.
- Formerly a Dollar General with large sales floor and storage area on east side of building.

SALE PRICE:	\$275,000.00
LEASE RATE:	\$1,700.00/MO (NNN)
BUILDING SIZE:	7,500 SF
YEAR BUILT:	2001
ZONING:	Commercial 1
2023 TAXES:	\$6,457.58



Offered exclusively by: **Ben Gartner, CCIM**
316-292-3967 | bgartner@weigand.com

Morrie Sheets
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