

# 15,000 FT MANUFACTURING/SERVICE FACILITY

920 N. Industrial Rd., Augusta, KS

**SALE PRICE:**  
~~\$1,499,000.00~~  
**\$899,000.00**



<b>LOT SIZE:</b>	1.4 acres
<b>BUILDING SIZE 1:</b>	11,428 SF
<b>BUILDING SIZE 2:</b>	3,600 SF
<b>ZONING:</b>	Urban District
<b>TAXES:</b>	GENERALS: \$6,168.94

## PROPERTY HIGHLIGHTS

- Well-maintained building in Augusta's Industrial Park.
- Built for and operated as a racing vehicle shop.
- Property fully fenced 6' with barbed wire.
- Gated access to back lot.
- Building 1 overhead doors: 3 interior to interior, 2 interior to exterior.
- Building 2 overhead doors: 1 interior to exterior.

	BUILDING 1	BUILDING 2
<b>CEILING</b>	11'-12.5' CLEAR	11'-13' CLEAR
<b>ROOF</b>	METAL; REPAIRED '17	METAL; ORIGINAL
<b>A/C</b>	2 UNITS; FULL A/C	2 UNITS; FULL A/C
<b>POWER</b>	3 PHASE, 400 AMP	SINGLE PHASE

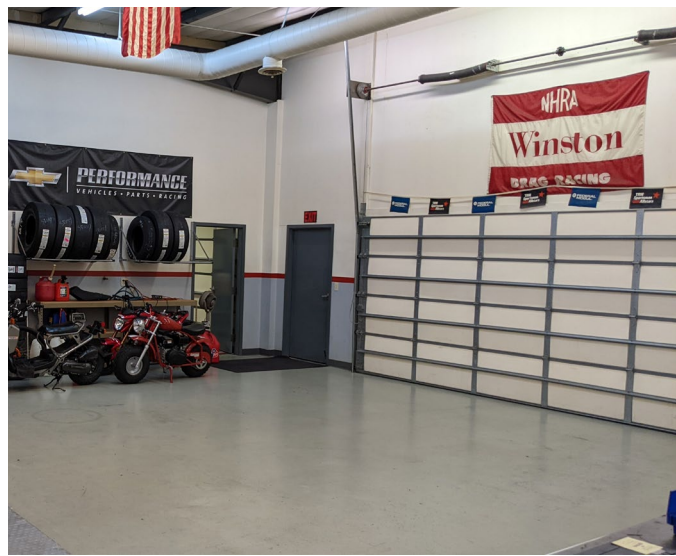


Offered exclusively by: **Ben Gartner** | 316-292-3967 | [bgartner@weigand.com](mailto:bgartner@weigand.com)

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