

# Client Detail Report

Listings as of 12/01/23 at 4:16pm

**Active 12/01/23**      **Listing # 21308**      **2015 Boots Rd, Garden City, KS 67846 Map**      **Listing Price: \$306,000**  
**County: Finney**



<b>Property Type</b>	Commercial Sale	<b>Property Subtype</b>	INDUSTRIAL
<b>Area</b>	In County	<b>Approx Square Feet</b>	2880
<b>Tax ID</b>		<b>Lot Sq Ft (approx)</b>	125453
<b>DOM</b>	0	<b>Lot Acres (approx)</b>	2.8800

[See Additional Pictures](#)

**Marketing Remark** Shop measures 48x60 and has a 20x16 office/bathroom with a kitchenette , sink and refrigerator. Office has electric heat and air. Shop building has 30' gas radiant tube heat, 220 electric and 14'x14' insulated overhead door. One of the owners is a licensed Real Estate agent.

<b>Commission</b>	<b>SUBA</b>	0	<b>BA</b>	2	<b>TB</b>	2
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<b>Sale/Lease</b>	For Sale	<b>Location</b>	Free Standing
<b>Approx Sq Ft</b>	2001-5000	<b>Lot</b>	598x210
<b>Present Use</b>	Industrial	<b>Dimensions</b>	
<b>Flood Plain</b>	Maybe	<b>Zoning</b>	I1-I2

## Features

<b>Improved W/Structure Will Sell</b>	Conforming Zoning Cash	<b>Possession</b>	At Closing
<b>Land Status</b>	Land Included	<b>Documents on File</b>	Boundary Survey, Legal Description, Recorded Plat
<b>Type of Business</b>	Industrial, Warehouse	<b>Road Frontage</b>	County
<b>Construction</b>	Frame, Metal Fabricated	<b>Parking</b>	Parking Lot, Paved
<b>Age/Condition</b>	New Never Occupied	<b>Number of Levels</b>	One
<b>Floors</b>	Concrete Slab (6")	<b>Ceiling Height</b>	16 to 20 Ft.
<b>Roof</b>	Metal (insulated)	<b>Walls</b>	Sheet Rock (office)
<b>Cooling</b>	Other	<b>Heating</b>	Other (30' Tube radiant heat in shop,)
<b>Utilities Available</b>	City Water (Rural water district), Electric, Gas, Septic	<b>Miscellaneous</b>	Electric Hot Wtr Htr (under sink), Security Lighting (Motion lighting by each walk-in door), Truck Door, Utilities/Master Met
<b>Vacant/Show</b>	Appointment Only, Key, Lock Box (on water hydrant on north side of bldg.), Special/See Remarks	<b>Flood Insurance</b>	May Require (We have elevation certificate)
<b>Total</b>	\$100.16 (building not yet assessed)	<b>General Taxes</b>	\$100.16 (lot only)
		<b>Tax Year</b>	2023

## Presented By:

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 U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.