

Client Detail Report

Listings as of 07/17/24 at 3:44pm

Temporary Active 07/17/24 **Listing # 21756** **2509 N Taylor Ave, Garden City, KS 67846 Map** **Listing Price: \$940,000**
County: Finney



Property Type	Commercial Sale	Property Subtype	COMMERCIAL
Area	Northwest	Approx Square Feet	11064
Tax ID		Lot Sq Ft (approx)	103237
DOM	0	Lot Acres (approx)	2.3700

[See Additional Pictures](#)

Marketing Remark Price base on recent appraisal dated 4/22/2024
 11 14'x12' overhead doors, has been currently used for a truck service company.
 Great corner lot measuring 2.37 acres.
 Built in 1977 and added additions in 1989 and 1999

Commission **SUBA** 0 **BA** 2.5 **TB** 2.5

Sale/Lease For Sale
Approx Sq Ft 10000 & Over

Location Free Standing
Lot 324x318
Dimensions
Zoning C-2

Present Use Commercial, Other
Flood Plain No

Features

Improved W/Structure Will Sell Conforming Zoning
 Cash

Possession At Closing

Land Status Land Included

Documents on File Appraisal (Recent appraisal), Legal Description

Type of Business Service Building, Other

Road Frontage U.S. Highway
Parking Parking Lot

Traffic Count 5, 001 - 10, 000
Number of Levels One

Construction Age/Condition Metal Fabricated
 31 to 50 Years, Good to Excellent

Ceiling Height Varied Heights

Floors Concrete Slab

Walls Sheet Rock

Roof Metal

Heating Central Gas

Cooling Central Electric (office area)

Miscellaneous Delivery Door, Truck Door

Utilities Available City Water, Electric, Gas, Septic

Vacant/Show Total Appointment Only, Lister Must Call App
 \$17022.88

General Taxes \$17022.88
Tax Year 2024

Presented By:

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 All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045



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