

Property Client Full

1502 Scott Avenue, Fort Scott, KS 66701
MLS#: **2516611** Status: **Active**
Commercial
Area: **998 - Other Kansas Area**

County: **Bourbon** L Price: **\$300,000**



Type: **Industrial**
Use: **Child Care**
Tot SF: **5,304** # Stories: **1** Zone: **C**
Min SF: Max SF: Brk ID: **LREG**
Lsz: **29,621 - Square Feet** Agt ID: **413595905**
Name:
L/S: **Sale**
Age: **21-30 Years** Yr Blt: **2001**
Legal: **G55-GUNN & MARR'S PLACE ADDITION, LOT 79**

General Information

Leased: **No** Curr Lse: Flood: Cap Rt:
Op Exp: City Street Grs Inc: Net Inc:
Road: **City Street** Occup: **Owner To Vacate**
Parking: **Parking Lot** Location: **City Location, Free Standing**
Utilities: **Electric, Gas, Water** City Limits: **Yes** Streets: **Public Maint**
Interior:
Exterior:
Security:
Accessibility:
Maint Pr:
Ceiling Height:

Remarks & Directions

Prime commercial building for sale! This versatile 5,000+ sq. ft. property, sitting on over half an acre, has been used as a childcare center and preschool, but the possibilities for use are endless. With multiple open areas and large spacious rooms, several half bathrooms spread throughout, dedicated office spaces, and a full kitchen, it could function to meet many needs. Offering good visibility from 69 highway, there is great exposure to passing traffic, while still being on a quieter street - giving you the best of both worlds. The low-maintenance metal building is only 23 years old, and has been well-maintained. It also includes a new storage shed and outdoor commercial grade shade structures, along with a nicely-sized fenced-in outdoor area, all combining to create an exterior that is just as usable as the interior. This flexible space is just waiting to adapt to the needs of it's new owners as they bring their business vision to life!

Directions: **From U.S. 69 highway go north on National, Then East on East national North on Scott ave, property will be on the west side of the road.**

Business Information

	<u>Industrial</u>		<u>Office</u>		<u>Retail</u>		<u>Business Opp</u>
Net Ch:		X Stop:		Net Ch:		Business:	Child Care
Ofc SF:	5,304	Bs Yr:		Allow:		Includes:	Building Only
Whs SF:		U-R:	Usable			# Empl:	
Clr Ht:	0	Allow:				Open:	
#Drv In:	0						
#Dock:	0						
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

Financial Information

Will Sell: **Cash, Conventional** HOA: **/**
Tax: **\$7,860** Spc Tax: **\$0** Total Tax: **\$7,860** Tax Comm: