



## BUSINESS OPPORTUNITY

FOR SALE 210 W. COLE ST., MOUNDRIDGE, KS 67107

SALE PRICE	\$675,000 + INVENTORY		
SITE SIZE	36,226 SF		
TOTAL BUILDING SIZE	14,130 SF		
CEILING HEIGHT	16'-18' MAIN BUILDING		
GRADE LEVEL DOORS	(4) MAIN BUILDING, (2) SHOP		
PARKING	APPROX. 30 SPACES		

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	2,281	2,764	8,993
AVG. HH INCOME	\$90,350	\$93,230	\$100,032
MEDIAN AGE	43.9	43.8	43.4

### TRAFFIC COUNTS

APPROX. 3,448 VPD @ COLE ST. & CHRISTIAN

### PROPERTY HIGHLIGHTS

- Established and productive business on main thoroughfare.
- Business includes sales and repair of Grasshopper mowers and automotive repair work.
- 6 automotive lifts and 2 mower lifts.
- Showroom and Main shop (9,660 SF) with two 12' OH doors.
  - Secondary shop (3,480 SF) with two 14' OH doors.
  - Storage building (1,200 SF) with two 14' OH doors.
- Financials available upon request.

### AREA BUSINESSES



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**PROPERTY PHOTOS**



**ABOUT MOUNDRIDGE, KS**

Moundridge is a small, rural city in McPherson County, Kansas, located about two miles from I-135, giving it good access to Wichita, Salina, and Hutchinson. As of the 2020 census, the population of the city was 1,974. Manufacturing facilities for Grasshopper and Bradbury Group are located in Moundridge.

**City and Economy**

**Industry:** Moundridge has resources for industrial growth, including a skilled workforce, utility access, and convenient transportation links via I-135.

**Cost of living:** The cost of living is 8% lower than the U.S. national average.



**SHOP INTERIOR**





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# WEIGAND

COMMERCIAL

## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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