

FULLY LEASED INVESTMENT PROPERTY

115 E Euclid St, McPherson, KS 67460



PROPERTY DETAILS

Building Size: +/- 5,776 sq feet

Sale Price: \$650,000

Zoning: B3 (Central Business District)

PROPERTY HIGHLIGHTS

- Single-tenant investment opportunity.
- Conveniently located in the heart of downtown McPherson, KS.
- State of Kansas lease with +/- 7 years remaining.
- Excellent, stable trade area.
- +/- 9% cap rate.



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AREA DETAILS



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TRAFFIC
COUNT

1,543



POPULATION
(3 MI)

14,518



TOTAL EMPLOYED
(3 MI)

7,899



MEDIAN AGE
(3 MI)

37.5



AVERAGE HH
INCOME (3 MI)

\$83,325

