

Address: 1305 Highway K-96, Great Bend, Kansas
Property Type: Turnkey Restaurant / Retail Commercial
Price: Priced to Sell

Executive Summary

Prime highway-front commercial property located on **K-96 in Great Bend, KS**, offering exceptional visibility and traffic exposure. Formerly operating as **Papa John's Pizza** and **Baskin-Robbins**, this fully restored building is positioned for immediate reactivation as a restaurant or hospitality concept.

The current owner has revitalized the property, bringing it back to excellent operational condition. The facility is fully equipped and structured for a turnkey food service business with minimal startup delay.

Property Highlights

Fully Equipped Pizza Operation

- Commercial **double-deck pizza oven (Papa John's spec)**
- Installed commercial vent hood system
- Complete pizza production equipment package
- Walk-in cooler included
- Designed for efficient kitchen workflow
- Ready for immediate pizza production

This space could potentially be reopened as a branded pizza franchise (subject to franchisor approval) or operate as an independent pizza concept.

Second Retail/Service Space – Flexible Use

The adjoining space, previously operating as a **Baskin-Robbins**, offers flexible conversion potential:

- Boba tea shop
- Coffee shop
- Full-service bar
- Dessert café
- Restaurant expansion
- Wings & sports bar concept

The layout and utilities make it highly adaptable with minimal structural changes required.

Additional Features

- Outdoor gazebo seating area
 - All indoor and outdoor furniture included
 - Strong highway visibility on K-96
 - Ample parking -18 spaces
 - Established restaurant infrastructure
 - Turnkey asset with major equipment in place
 - plenty of space behind the building to add additional outdoor seating.
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Investment Value

- Replacement cost estimated **in excess of \$1.5 million**
- Offered at a highly competitive price
- Significant equity potential
- Strong appraisal upside
- Ideal for owner-operator or investor

This is a rare opportunity to acquire a fully built-out restaurant property at a fraction of replacement cost, eliminating the long construction timelines, permitting challenges, and capital expenditures associated with new development.

Endless Potential

Whether reopening a pizza franchise, launching a wings and tap concept, introducing a specialty coffee and boba café, or creating a full-service restaurant, this property provides the infrastructure and flexibility to execute immediately.

For pricing details and private showings, contact Vikram Singh -636-284-8703.