

Property Client Full

710 W 8th Street, Fort Scott, KS 66701
MLS#: **2480644** Status: **Active**
Commercial
Area: **998 - Other Kansas Area**

County: **Bourbon** L Price: **\$350,000**



Type: **Office**
Use: **See Remarks**
Tot SF: **27,844** # Stories: **2** Zone: **C**
Min SF: Max SF: Brk ID: **LREG**
Lsz: **1.72 - Acres** Agt ID: **413595905**
Name:
L/S: **Sale**
Age: **51-75 Years** Yr Blt: **1969**
Legal: **B30-BLACKETTS ADDITION, ACRES 1.72, W 1/2 LOT 8 & N 78' OF W 1/2 LOT 7 & E 1/2 LOTS 7 & 8 BLK 4**

General Information

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

Remarks & Directions

Introducing a great opportunity for renovation or redevelopment: a spacious 27,844 square foot building with immense potential. Currently, this centrally located building serves as a multi-tenant office space, featuring move-in ready suites, expansive meeting rooms, conference rooms, and inviting common areas. Covered and unconverted parking is available, ensuring convenient access for tenants and visitors alike. Additionally, the building is equipped with fiber internet, providing fast and reliable connectivity for all occupants. Structurally, this building boasts a robust combination of structural steel and concrete, ensuring durability and stability. Moreover, it benefits from a new boiler system. Whether you are on the hunt for an income producing property with multiple options for tenants of all sizes, a spacious building to house your personal business, or an existing structure to redevelop into apartments, this is one to look at!

Directions: **From Horton Street go west on 8th Street one block, building is on your left.**

Business Information

Net Ch: Industrial X Stop: Office Net Ch: Retail Business: Business Opp
Ofc SF: **27,844** Bs Yr: Allow: Includes: **Professional Service,**
Whs SF: U-R: **Rentable** # Empl: **See Remarks**
Clr Ht: **8** Allow: Open: **Building Only**
#Drv In: **0**
#Dock: **0**
Dock Type:
Dr Ht:
Rail:
Allow:

Financial Information

Will Sell: **Cash, Conventional** HOA: **/**
Tax: **\$14,695** Spc Tax: **\$0** Total Tax: **\$14,695** Tax Comm: