



**Reynolds**  
REAL ESTATE  
& AUCTION CO.

530 E 8<sup>TH</sup> ST  
JUNCTION CITY, KS 66441



# PROPERTY INFORMATION

ASKING PRICE \$559,000

<b>Address</b>	530 E 8 <sup>TH</sup> ST Junction City, KS 66441
<b>Location</b>	On the Corner of 8 <sup>TH</sup> ST & Perry St
<b>List Price</b>	\$559,000
<b>Gross Lot SF</b>	52,272
<b>Stories</b>	1.0
<b>Zoning</b>	Commercial
<b>Taxes (22/23)</b>	\$12,413



# PROPERTY HIGHLIGHTS



ASKING PRICE \$ 559,000

1

## LOCATION

Strategic location in Junction City, providing easy access to I-70 and Washington Street. 18,625 SF of versatile main level commercial space. Property includes fenced in area, ample parking, near I-70 and Walmart lot on well traveled street.

2

## TRAFFIC

Close proximity to main thoroughfares which gives easy access to Fort Riley, Dillons and Walmart. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.

3

## SPACE

Type of Property: Former electrical wholesale supplier  
Year Built: 1958  
Total Square Footage: 18,625sf  
Parking: Ample parking space available  
Current Occupancy: Vacant

# PROPERTY DESCRIPTION

Located in a prime location in Junction City, Kansas, 530 E 8<sup>th</sup> St is an exceptional commercial real estate opportunity. This property offers prospective buyers a unique chance to own a significant piece of Junction City's growing commercial landscape, near high traffic streets in the city. Located near Fort Riley the site has 7 day traffic, and is not far from some of Junction City's largest employers, such as Footlocker, Armour Swift-Eckrich, and Fort Riley.



ASKING PRICE \$ 559,000



# THE CITY OF JUNCTION CITY

## LOCATION

Located just off I-70 near Fort Riley, Walmart, and downtown Junction City. A diverse commercial area right off major thoroughfares and next to residential neighborhoods.

## RECREATION

Located near several recreational establishments such as Pawnee Park, Buffalo Soldier Memorial, Godfrey Indoor Range, and River Walk Trail.

## TRANSPORTATION

Close proximity to Washington St, I-70 and many industrial employers. Located in a bustling commercial corridor, benefiting from high daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



## DEMOGRAPHICS



21,436  
POPULATION  
IN JUNCTION CITY



\$56,410  
AVERAGE INCOME  
IN JUNCTION CITY



28.5  
MEDIAN AGE  
IN JUNCTION CITY



13,301  
HOUSEHOLDS  
IN JUNCTION CITY

# LOCATION MAP

ASKING PRICE \$ 559,000

## SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

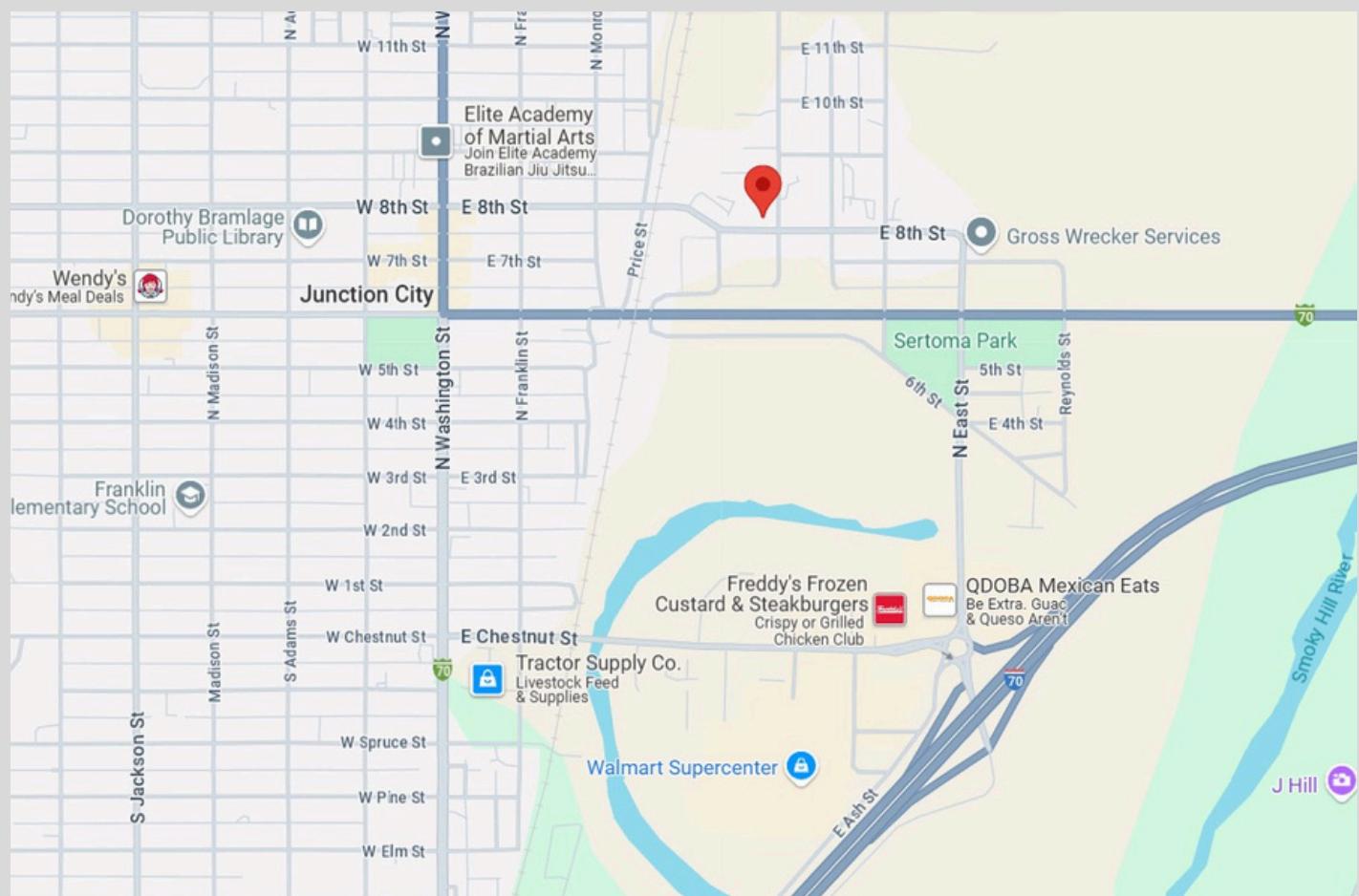
Parks & Recs

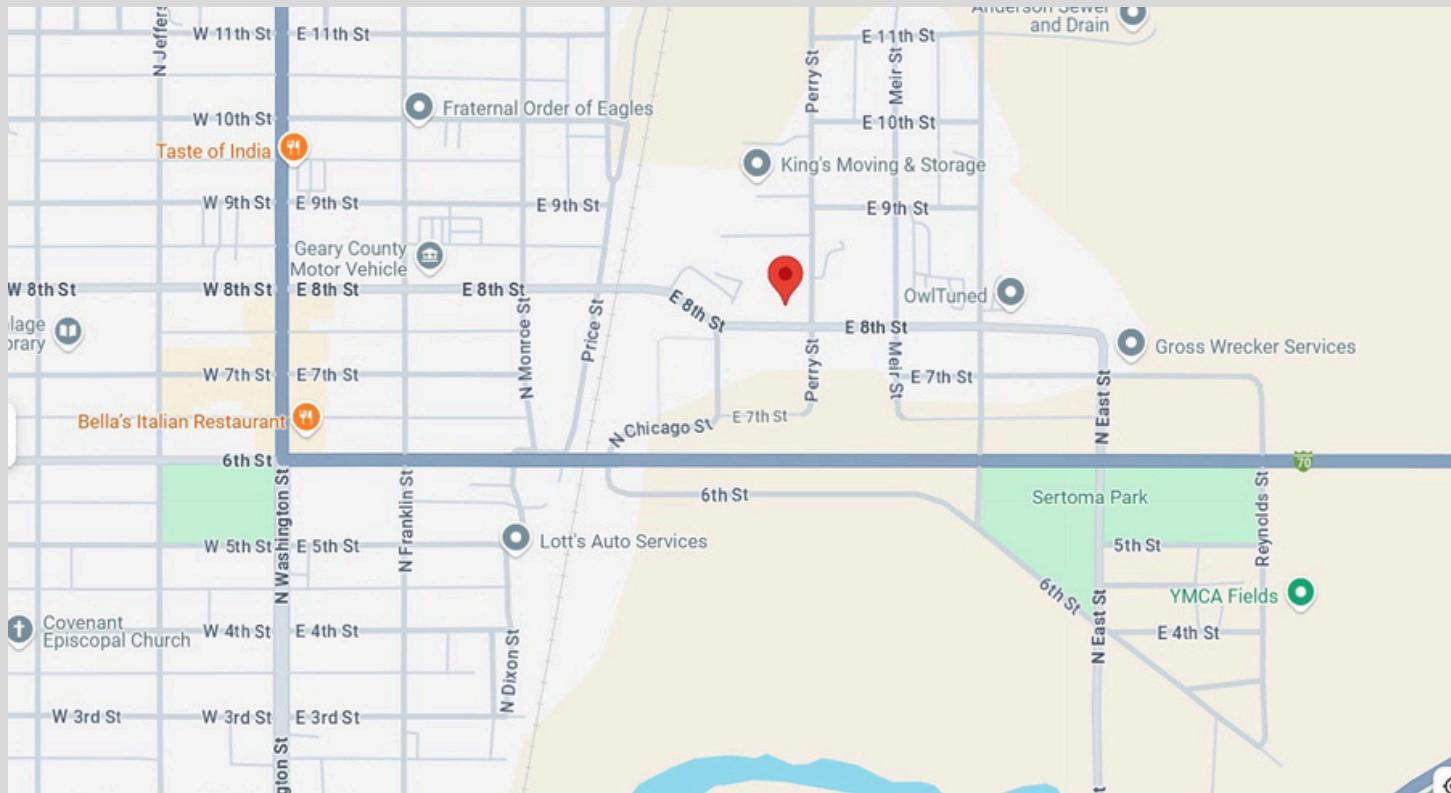
Developments

Residential

Hospitals

Thoroughfare







## CONTACT US

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### EXCLUSIVE BROKER

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