

FOR SALE

6110 MERRIAM LANE, SHAWNEE, KANSAS 66203

AUTO DETAILING OR SERVICE SHOP WITH PRIME CITY LOCATION — LOOKING FOR THE PERFECT SPACE TO GROW YOUR BUSINESS? THIS STAND-ALONE COMMERCIAL BUILDING OFFERS 1,779 SQ FT OF FLEXIBLE SPACE ZONED C-2, IDEAL FOR AUTO DETAILING, REPAIR, OR LIGHT SERVICE OPERATIONS. THE PROPERTY INCLUDES TWO GARAGE DOORS AT THE REAR, TWO OFFICES, A MAIN GARAGE/WORK AREA, PAINT BOOTH, BATHROOM, AND A FIRE SUPPRESSION SYSTEM FOR ADDED SAFETY AND COMPLIANCE. WITH ITS EXCELLENT CITY LOCATION AND EASY ACCESS TO MAJOR ROADS, THIS BUILDING PROVIDES HIGH VISIBILITY AND CONVENIENCE—PERFECT FOR ATTRACTING STEADY BUSINESS. WHETHER YOU'RE LAUNCHING A NEW VENTURE OR EXPANDING AN EXISTING ONE, THIS SETUP GIVES YOU THE FREEDOM AND FUNCTION TO MAKE IT YOUR OWN. OPPORTUNITIES LIKE THIS DON'T COME OFTEN—YOUR DREAM BUSINESS LOCATION CAN BE A REALITY! NEW ROOF INSTALLED 2025!



OFFERED AT \$329,950



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