

# REDUCED PRICE!

FOR SALE  
OFFICE/WAREHOUSE  
541 S. Riverview | Andover, KS



**Sale Price: \$595,000.00**

**Lot Size:** 40,340± SF (0.92± Acres)

**Building Size:** 6,004 SF  
Office: 3,688 SF  
Warehouse: 2,316 SF

**Year Built:** 2006

**Zoning:** B-5 Highway Business

**Parking:** 32 spaces

**Construction:** Steel Frame

**Ceiling Height:** 19'

**Overhead Doors:** 1

#### 2018 Taxes:

Generals: \$28,989.78  
Specials: \$11,990.26

#### Highlights:

- Well-maintained office space with multi-purpose warehouse.
- Located in close proximity to Kellogg/U.S. Hwy. 400/U.S. Hwy. 54 and Andover Rd.
- Area businesses include Atwoods, Dillons, Starbucks, Scooter's, and Spangles.
- Advertised sale price excludes excess land (25,000± SF | 0.57± Acres) to the south.
- Excess land may be purchased in conjunction with improvements or separately, only after sale of improvements.



For Information, Please Contact:

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# PROPERTY PHOTOS

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All information furnished regarding property for sales, rent, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



# AERIAL VIEW

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