

COMMERCIAL LEASE OPPORTUNITY



Reynolds

COMMERCIAL
REAL ESTATE

204-206 S BUCKEYE AVE

ABILENE, KS 67410

204-206 S BUCKEYE AVE, ABILENE, KS 67410

PROPERTY INFORMATION



ASKING PRICE \$2,500/MO.



Address 204-206 S BUCKEYE AVE,
ABILENE, KS 67410

Location Across from Casey's

List Price \$2,500/Mo.

Gross Lot SF 32,067

Stories 1

Zoning Commercial

Taxes (22/23) n/a

PROPERTY HIGHLIGHTS

1

LOCATION

Strategic location in Historic Abilene, providing easy access to Highway 15, and I-70. Previously a trailer sales company. Property includes building with secure fenced area for storage and also has ample parking. Located on Buckeye Ave/KS Hwy- 15 on prime, well traveled street.

2

TRAFFIC

Close proximity to main thoroughfares which gives easy access to Hwy 15/Buckeye Ave. Located in a bustling commercial corridor, benefiting from daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.

3

SPACE

Type of Property: Retail/Office
Year Built: 1995
Total Square Footage: 1,470sf
Parking: Ample parking space available
Current Occupancy: Vacant



204-206 S BUCKEYE AVE, ABILENE, KS 67410



ASKING PRICE \$2,500/MO.

PROPERTY DESCRIPTION

Located in a prime location in Abilene, Kansas, 204-206 S Buckeye Avenue is an exceptional commercial real estate opportunity. This property offers prospective business owners a unique chance to be a piece of Abilene's growing commercial landscape, on one of the highest traffic streets in the city. Located right on Buckeye Ave/KS Hwy-15, the site has 7 day traffic, and is not far from some of Abilene largest employers, such as Russell Stover Chocolates and LandPride.



204-206 S BUCKEYE AVE, ABILENE, KS 67410

THE CITY OF ABILENE



ASKING PRICE \$2,500/MO.

LOCATION

Located right on Buckeye Ave/ KS Hwy-15, next to Dwight D Eisenhower Museum and Library, and across from Casey's gas station . A diverse commercial area right off major thoroughfares and next to residential neighborhoods.

RECREATION

Located near several recreational establishments such as Eisenhower Park, Abilene Community Rec Center, Old Abilene Town, Eisenhower Presidential Library and Iron Horse Trail.

TRANSPORTATION

Close proximity to Buckeye Ave/Hwy 15, 14th St and many industrial employers. Located just south of I-70, benefiting from daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



DEMOGRAPHICS



6,510
POPULATION
IN ABILENE



\$52,423
AVERAGE INCOME
IN ABILENE



42.8
MEDIAN AGE
IN ABILENE



2,861
HOUSEHOLDS
IN ABILENE

204-206 S BUCKEYE AVE, ABILENE, KS 67410



ASKING PRICE \$2,500/MO.

LOCATION MAP

SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

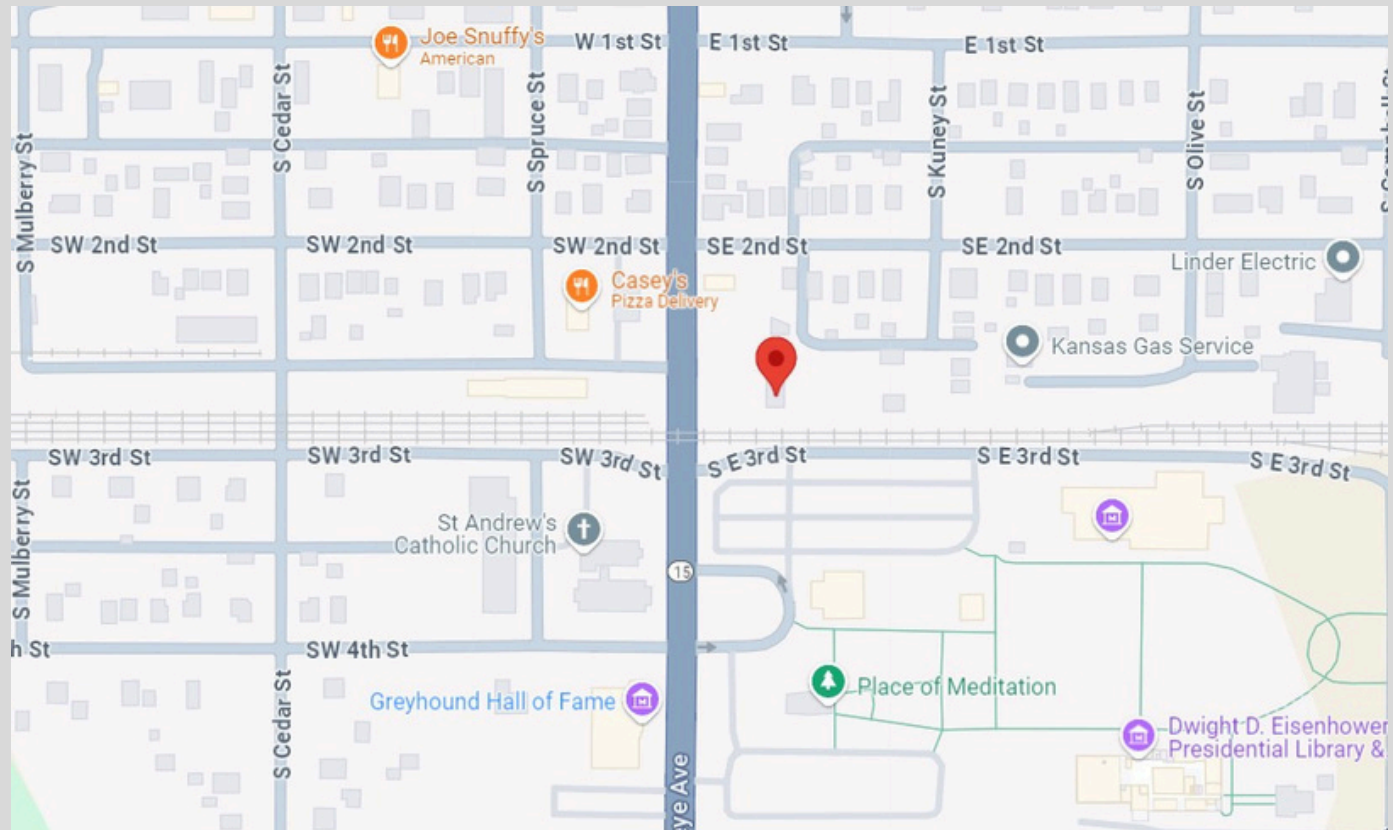
Parks & Recs

Developments

Residential

Hospitals

Thoroughfare



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SITE

MAP



ASKING PRICE \$2,500/MO.



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CONTACT US

BROKER:

JOHN KOLLHOFF

EMAIL: JOHNKOLLHOFF@GMAIL.COM
PHONE: 785-760-3361

