



## Retail Investment

1701-1709 N Main St, Great Bend, KS 67530



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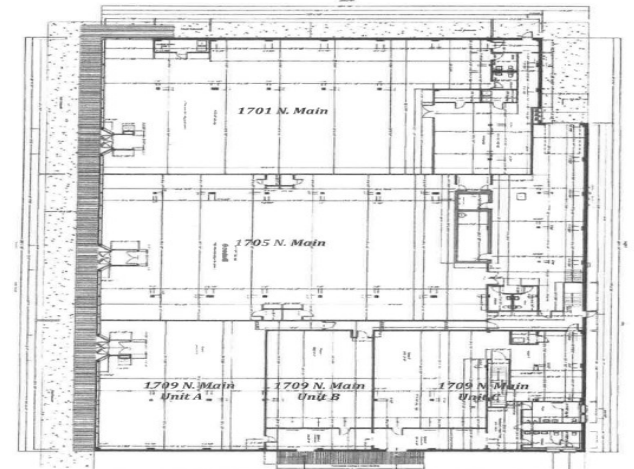


# Retail Investment

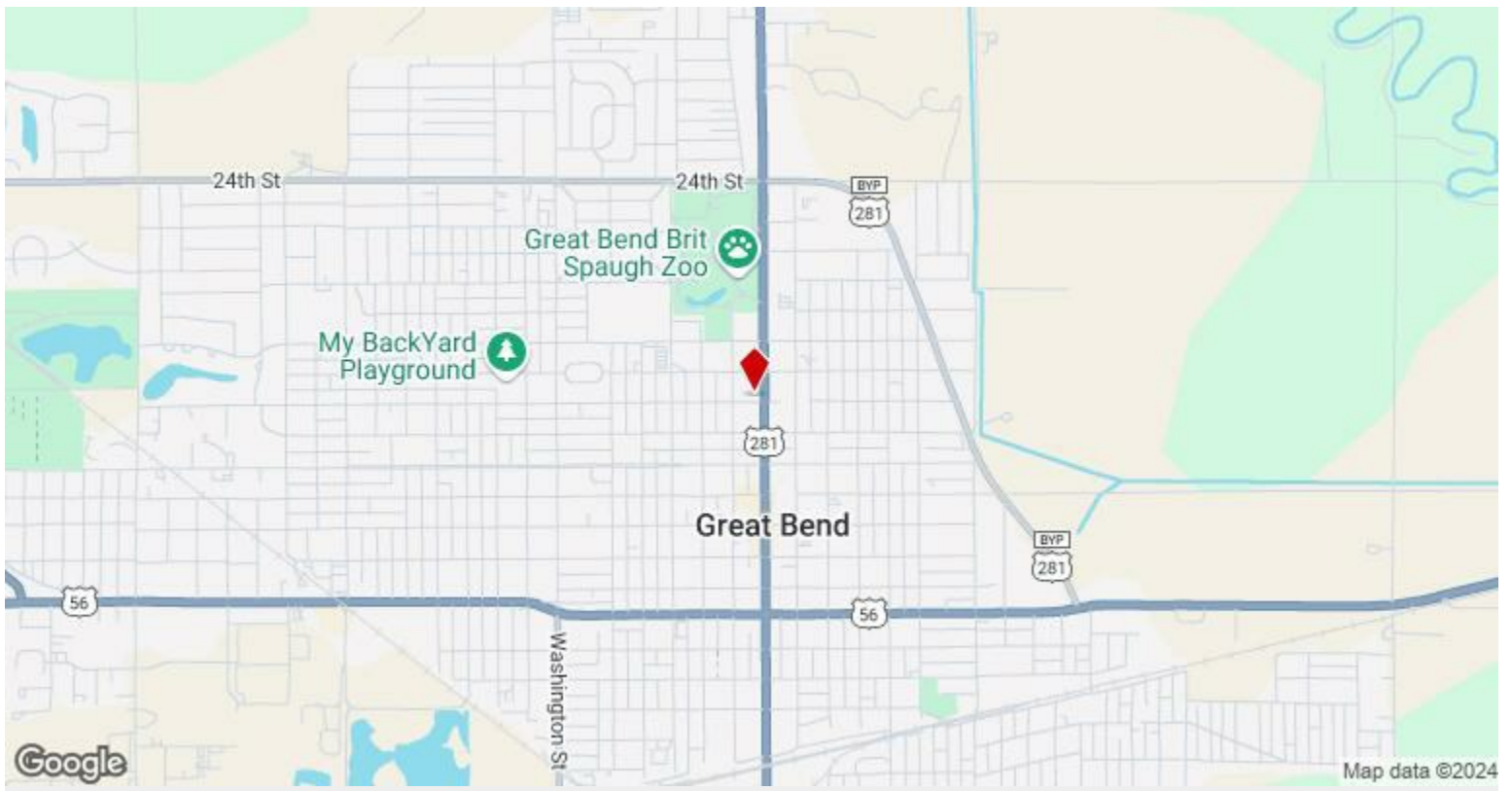
\$995,000

Excellent investment opportunity! Property is fully leased by 3 retailers, one of which is National tenant, Goodwill. Great location in terms of access and visibility....

- 100% leased out retail property.
- Renovated and remodeled 2014, with a new roof added 2019.
- Frontage on Main St, 17th and 18th St.
- National tenant, Goodwill been occupying space for several years.
- Storefront signage.



Price:	\$995,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.75%
Lot Size:	1.35 AC
Gross Building Area:	36,000 SF
No. Stories:	1
Year Built:	1953
Tenancy:	Multiple
Parking Ratio:	3.8/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	188-28-0-20-32-001.00-0
Walk Score ®:	74 (Very Walkable)



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