

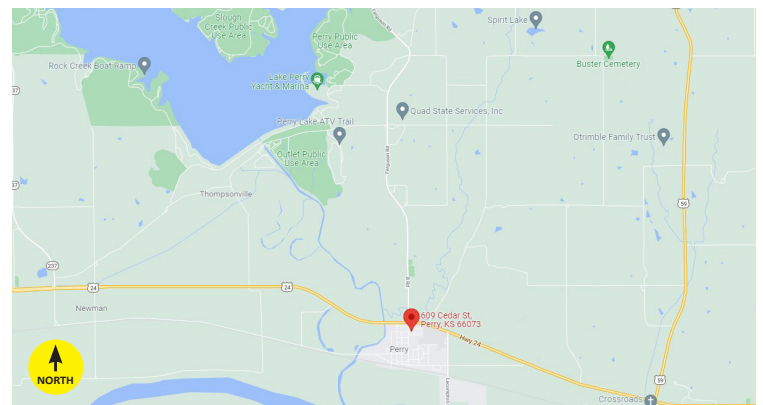
FOR SALE
FORMER GROCERY STORE

609 CEDAR STREET
 PERRY, KS 66073



PROPERTY SUMMARY

SALE PRICE	\$400,000; Cash at closing
BUILDING SIZE	14,634 ^{+/-} SF
STORAGE SHED	240 ^{+/-} SF
LOT SIZE	13,068 ^{+/-} SF 0.30 ^{+/-} Acres
YEAR BUILT	1975 (building) 1996 (storage shed)
2022 R.E. TAXES	\$22,664.34
ZONING	C & I; Commercial & Industrial
SIGNAGE	Building signage
PLUMBING	Existing restrooms
HEATING AND COOLING	Forced air heat and central air conditioning
PARKING	Paved parking lot with front door parking
TRAFFIC COUNTS	3,560 ^{+/-} VPD on HWY 24
BUILDING FEATURES	Former grocery store with small storage shed
LOCATION FEATURES	Conveniently located on HWY 24, 3 miles from Perry Lake. Great location for people traveling from Lawrence to Manhattan or going to the lake.



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