

Property Agent Full

13612 Stillwell Road, Bonner Springs, KS 66012

L Price: **\$975,000**

MLS#: **2523230**

Status: **Active**

County: **Wyandotte**

Commercial

Area: **423 - N=State;S=Ks Rvr;E=I-435;W=Lv Co Ln**



Name: **DBA Complete Paint & Restoration** Type: **Warehouse**
 L/S: **Sale** Age: **11-15 Years**
 # Stories: **1** Yr Blt: **1970**
 Lsz: **322,344 - Square Feet** Zoning: **C 2**
 Min SF: Max SF: Total SF: **10,000**
 Use: **Auto Services, Warehouse**

Brk ID: **RAN 62**
 Agt ID: **BARNEJOH**

General Information

Leased: **No** Curr Lse: Flood: **No** Cap Rt:
 Op Exp: Grs Inc: Net Inc:
 Road: **City Street, County Road, State Road** Occupy: **Owner To Vacate**
 Parking: **Common Park Lot, Garage, Parking Lot, Paved Area** Location: **City Location, Other**
 Owners: City Limits: **Yes** Streets: **Public Maint**
 Utilities: **220v Service, Electric, Gas, Phone, Septic System, Water**
 Interior: **Inside Storage, Living Quarters, Private Restroom**
 Exterior: **Outside Storage**
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Listing Office Information

Show: **Appointment Only, Combination Lockbox** List Service: **Full Service** List Dt: **12/15/2024**
 Poss: **Specific** Spec Conds: Exp Dt: **12/14/2025**
 List Type: **Exclusive Right To Sell** Ofc Ph: **913-724-2300** Ofc Ext:
 LO: [ReeceNichols Premier Realty](#) Agt Ph: **913-775-0577** Ofc Fax: **913-724-1136**
 LA: [John Barnes](#)
 Agt Email: johnbarnes@reecenichols.com
 LA2:
 LA Cap: **Designated Agent** Co-op: **913-775-0577**
 Builder:
 Builder Plan: Spec Docs:
 InternetList: **Yes**

Remarks & Directions

CURRENTLY: COMPLETE PAINT & RESTORATION for Cars and Trucks! Salvage/Storage License will pass with property! Has been an auto salvage yard in the past. MANY POSSIBILITIES SETTING ON 10 ACRES M/L FOR YOUR BUSINESS! 72'x100'=7200' square foot Garage/Workshop w/single phase, 16'x14" and 12'x9' front doors, heavy duty steel construction frame work for building, metal siding & roof, sprayed on insulation on walls and ceiling, high efficiency lighting (2 years old) and some LED light in additional work room. Additional work room (24x25) and Office has a single unit heat/air. Office 21x22 with 9x12 bath with stool, sink, and shower. Main work area with overhead propane furnace (30000 BTU). All auto equipment, lifts, painting booth, cabinets, air compressor system, etc. does not stay but seller may negotiate. Additional 2 car garage workshop 34'x30' concrete block construction w/ separate electric service. Also has a small lean to, roof is 2 years old. Separate septic facilities for the house and main garage/workshop. 6" poured concrete drive to home, second garage, and main shop! RAISED RANCH over 1000 sq. feet on main floor w/separate electric service has kitchen (12x13). dining room (10x11), living room (12x18), WBFP top and bottom floors, bedroom (11x12), bedroom (11x11), possible none conforming bedroom (10x22) in basement & family room (17x22) both not completed but need a little more sheet rock work. Home with separate electric service, septic system, and on natural gas (Atmos Gas KCK), front deck is 5 years old. Ceramic tile kitchen floor and hardwood in remaining first floor. House was rented in past for \$1550 and 2 car garage for \$600 which could pay the taxes. Owner needs 30 days to vacate after close of sale! Selling in its present as-is condition. Buyer to check with Bonner Springs Zoning and Planning to continue current Salvage/Storage Commercial License.

Private Remarks - Showing Agt Info:

Showings may occur while men may be at work in business! Turn off lights only if no one is staying at home/second garage. Seller will be present for showings. Owner needs 30 days after closing to vacate property!

Directions:

K-32 to Loring Road. Loring Road to Stillwell Road. North to address.

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	7,200	Bs Yr:		Allow:		Includes:	Auto Service, Other, See Remarks
Whs SF:		U-R:	Usable			# Empl:	1
Clr Ht:	18	Allow:				Open:	Open 8 Hours/Day, Open Mon-Fri, Open

#Drv In: **2**
#Dock: **0**
Dock Type:
Dr Ht: **16**
Rail:
Allow:

Financial Information

Will Sell: **Cash, Conventional, OwnerMay Carry** HOA: **/** Earnest Deposit: **Secured Title of KC**
Tax: **\$21,017** Spc Tax: **\$0** Total Tax: **\$21,017** Tax Comm:

Status Change Information

Prev List Pr: Orig LP: **\$975,000** Mod Dt: **12/19/2024** Entry Dt: **12/15/2024**
S Brk: Cont Dt:
S Agent: Agency:
Sale Terms: Financial Concessions:
Major Rep: **/** Incentives:
One Time Showing:

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