

COMMERCIAL PROPERTY

Just
LISTED

10 S SILVER STREET
PAOLA, KS 66071



RETAIL / OFFICE SPACE

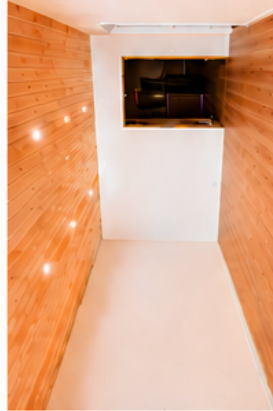


GREAT INVESTMENT



MULTI-USE OPPORTUNITY

LIST PRICE
\$499,950



PROPERTY OVERVIEW

Beautiful remodeled commercial building! Property consists of two commercial office spaces and two residential units upstairs. One of the commercial spaces is currently being rented by the owners business while the other side is vacant and ready to be leased or moved into by new owners business. The two residential units upstairs are fully rented. Property has new floors, new paint, updated bathrooms, new custom glass wall dividers and so much more!



BOTH UPSTAIRS UNITS
ARE RENTED FOR A TOTAL OF
\$2,300 / MONTH



OCCUPIED COMMERCIAL SPACE
RENTED BY OWNERS BUSINESS FOR
\$1,500 / MONTH

PROPERTY HIGHLIGHTS

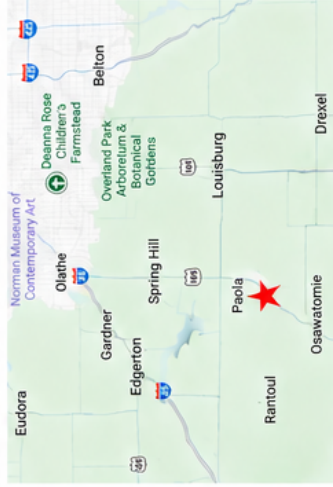
- ✓ 11,626 Total Square Feet
- ✓ 2 Stories
- ✓ Built in 1880 - Beautifully remodeled
- ✓ Retail / Office space + 2 Residential Units (upstairs)
- ✓ Tenant occupied commercial space
- ✓ Vacant commercial space ready for new tenant or owner
- ✓ City street frontage with on street parking lot
- ✓ Excellent investment or owner-user opportunity
- ✓ Located in the heart of Paola, KS

PROPERTY DETAILS

- Type: Retail
- Zoning: Com
- Year Built: 1880
- Total SF: 11,626
- Stories: 2
- Lease: Yes
- Occupancy: Tenant Occupied, Vacant
- Location: Corner Lot
- City Limits: Yes

LOCATION HIGHLIGHTS

- ✓ Easy access to US-169 & KS-68
- ✓ Close to Downtown Paola amenities
- ✓ Strong rental demand & investment potential



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Happen.*