

# FOR SALE

# KRUG OFFICE BUILDING 415 E. IRON AVE | SALINA, KS



EXCEPTIONAL INVESTMENT PROPERTY OR REDEVELOPMENT OPPORTUNITY IN THE HEART OF DOWNTOWN DISTRICT

THE DOWNTOWN CONTINUES TO SEE GROWTH IN BUSINESS AND RESIDENTIAL DEVELOPMENT

CLOSE PROXIMITY TO KU MEDICAL SCHOOL-SALINA, RESTAURANTS, RETAIL SHOPS, AND PUBLIC TRANSPORTATION

OFF-STREET PARKING AVAILABLE

SEE ATTACHED FLOORPLAN FOR BUILDING DETAILS

NEIGHBORS INCLUDE: SALINA COMMUNITY THEATRE, TACO JOHN'S, DOLLAR GENERAL, BURGER KING, B & K PRESCRIPTION SHOP, BLACKWELL & STRUBLE LAW OFFICE, ALLURE DOWNTOWN SALON & SPA, KS PHYSICAL THERAPY PARTNERS

FOR A VIRTUAL TOUR VISIT: [my.matterport.com/show/?m=NKtVqq8VgUh](https://my.matterport.com/show/?m=NKtVqq8VgUh)



## **BUILDING DETAILS:**

**LOT SIZE:** 18,000 SF

**BLDG SIZE:** 5,344 SF

**ZONE:** C-3

**YEAR BUILT:** 1890

**RENOVATED:** 1960, 1965, 1977



157 S. Seventh, Salina, KS 67401

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# KRUG OFFICE BUILDING - 415 E. IRON AVE | SALINA, KS FLOOR PLAN OF 1ST FLOOR



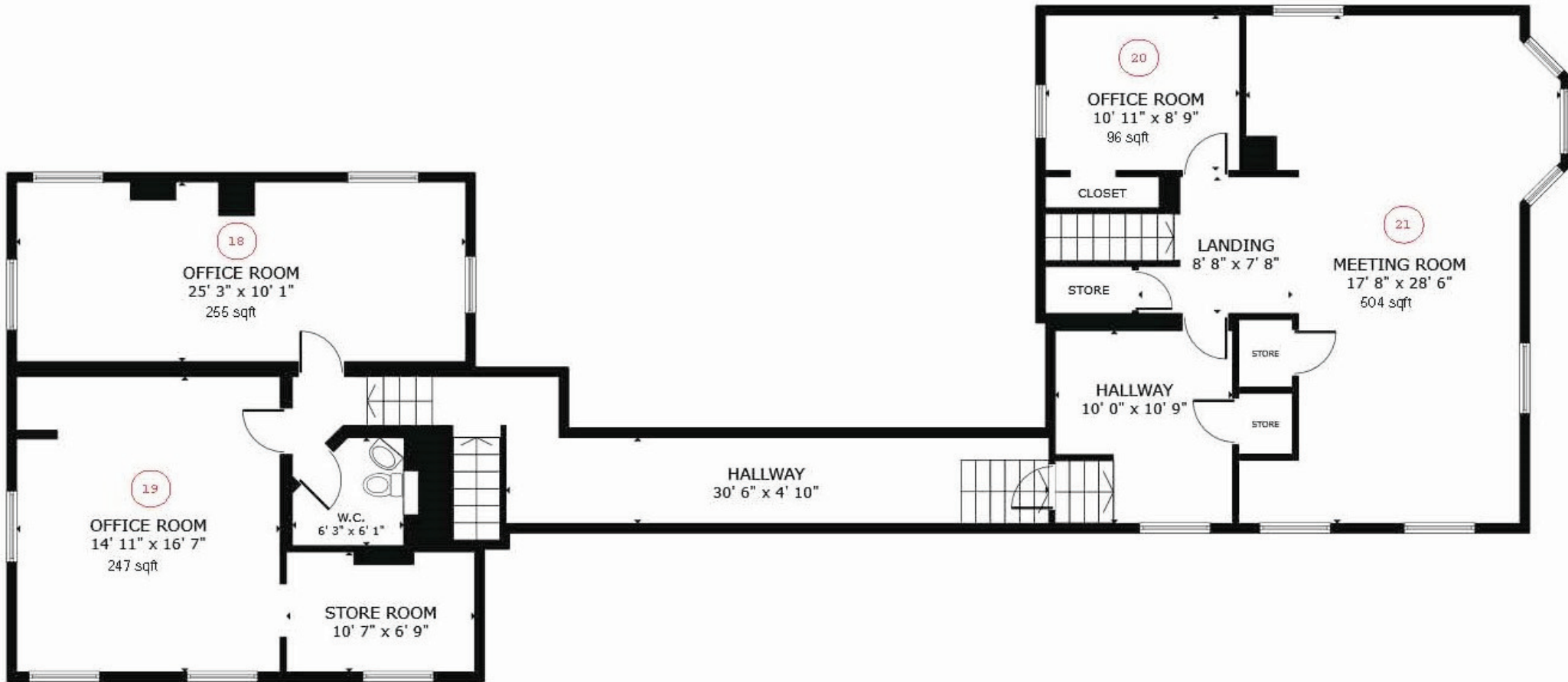
## FLOOR 1

157 S. Seventh, Salina, KS 67401  
785-493-8500



# KRUG OFFICE BUILDING - 415 E. IRON AVE | SALINA, KS

## FLOOR PLAN OF 2ND FLOOR



## FLOOR 2



157 S. Seventh, Salina, KS 67401  
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