

FOR SALE

306 AND 311 NEW YORK AVENUE

Holton, KS 66436

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

306 New York offers a functional combination of showroom, office, and service space.

311 New York is a bi-level commercial building featuring drive-in access on both the main floor and lower level through a ramp and alley entrance.

Together, these buildings are ideal for automotive, retail, service, or flex-use operations. Great potential for an owner or an investor looking for adaptable commercial space.

OFFERING SUMMARY

Sale Price	\$374,000
Total Building SF	24,040 ^{+/-} SF
Total Lots SF	62,290.9 ^{+/-} SF
Zoning	C1 and C2
Combined Property Taxes	\$13,698.06 (\$0.57/SF)



Listed By:

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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and/or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Former dealership showroom and mechanical service space. Office space, showroom area, and parts storage totaling 1,680[±] SF provides a practical setup for a variety of business needs. With a spacious mechanical service area measuring approximately 31'2" x 54'2", the property is well-suited for vehicle service, repair operations, equipment storage, or workshop use. Built in 1900.

DETAILS

- 9,640[±] Building SF
- 0.43[±] acres total (for east side properties)
- Zoned C2 General Commercial
- 2025 Property Taxes: \$8,379.36
- Large showroom and customer waiting area
- Three private offices with windows to showroom
- Two 14' x 14' grade-level doors with openers
- One 13' 8" x 12' 4" grade-level drive thru door with openers
- Two overhead natural gas furnaces
- Four 2-post lifts
- One 4-post lift
- One pit
- Oil water separated drain
- One large waste oil furnace and tank
- Parts storage/shelving/counter and service counter
- Mezzanine parts storage above service counter
- Exterior fuel and water oil tank enclosure
- Barrell roof truss system
- Abundant natural lighting
- Electric vehicle charging station
- Mens and womens restrooms



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PROPERTY DESCRIPTION

This unique former body shop property is a bi-level commercial building designed for functionality and efficiency. The flexible layout is ideal for automotive repair, body shop operations, workshop use, storage, or a variety of industrial and service-related businesses. The main level includes a small private office and dedicated parts room, offering practical space for daily operations and organization. Built in 1947, 1973.

DETAILS

- 14,400^{+/-} Building SF
- 0.61^{+/-} acres total (for west side properties)
- Zoned C1 Retail Commercial Body Shop
- 2025 Property Taxes: \$5,318.70
- Upper level is clear-span (king pin style trusses)
- a 10' x 10' x 10' room
- [X] 9' x 9' grade-level doors with openers
- {X} 15' x 9'6" door facing alley
- . 9' x 9' x 9' room
- Has a paint booth
- Large open room above grade for body work
- Two 9' x 9' grade-level doors with openers
- One 15' x 9'6" door facing alley
- Air compressor



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