



OFFICE/WAREHOUSE WITH YARD

FOR SALE 211 W. 53RD ST. N., PARK CITY, KS 67204

SALE PRICE	-\$1,300,000
REDUCED	\$1,000,000
SITE SIZE	258,562 SF (5.94 A)
BUILDING SIZE	6,600 SF
Mezzanine (Additional SF)	2,140 SF
CEILING HEIGHT	16'
OVERHEAD DOORS	5
CONSTRUCTION	Metal on Steel
ZONING	Light Industrial (I-1)

TAXES 2025
Generals: \$17,135.37
Specials: \$120.00

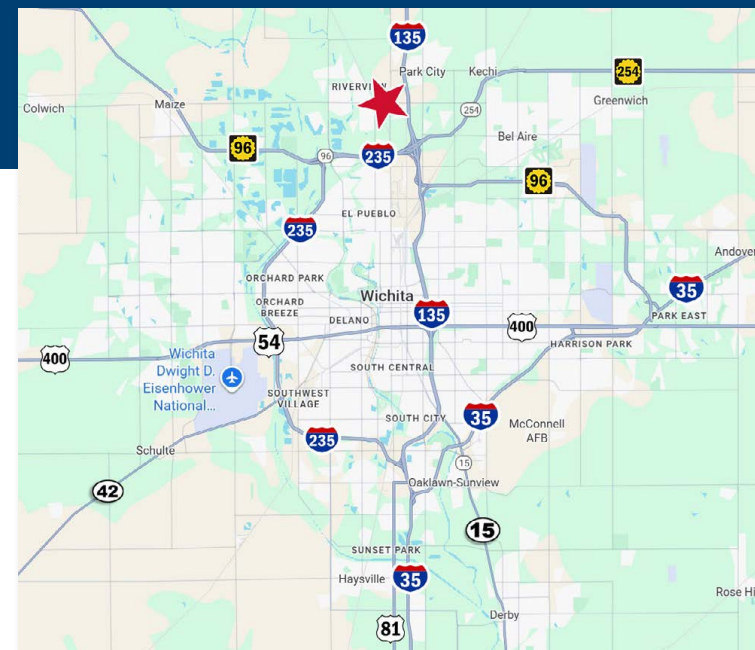
YEAR BUILT
1976

PROPERTY HIGHLIGHTS

- Office/warehouse available for purchase in Park City.
- Large yard area.
- Approximately 513' of frontage on 53rd St. N.
- Excellent visibility and access to I-135.

HIGHWAY ACCESS

0.8 MILES	2.2 MILES	4.8 MILES	2.4 MILES



Grant Tidemann, SIOR
316-292-3908
tidemann@weigand.com

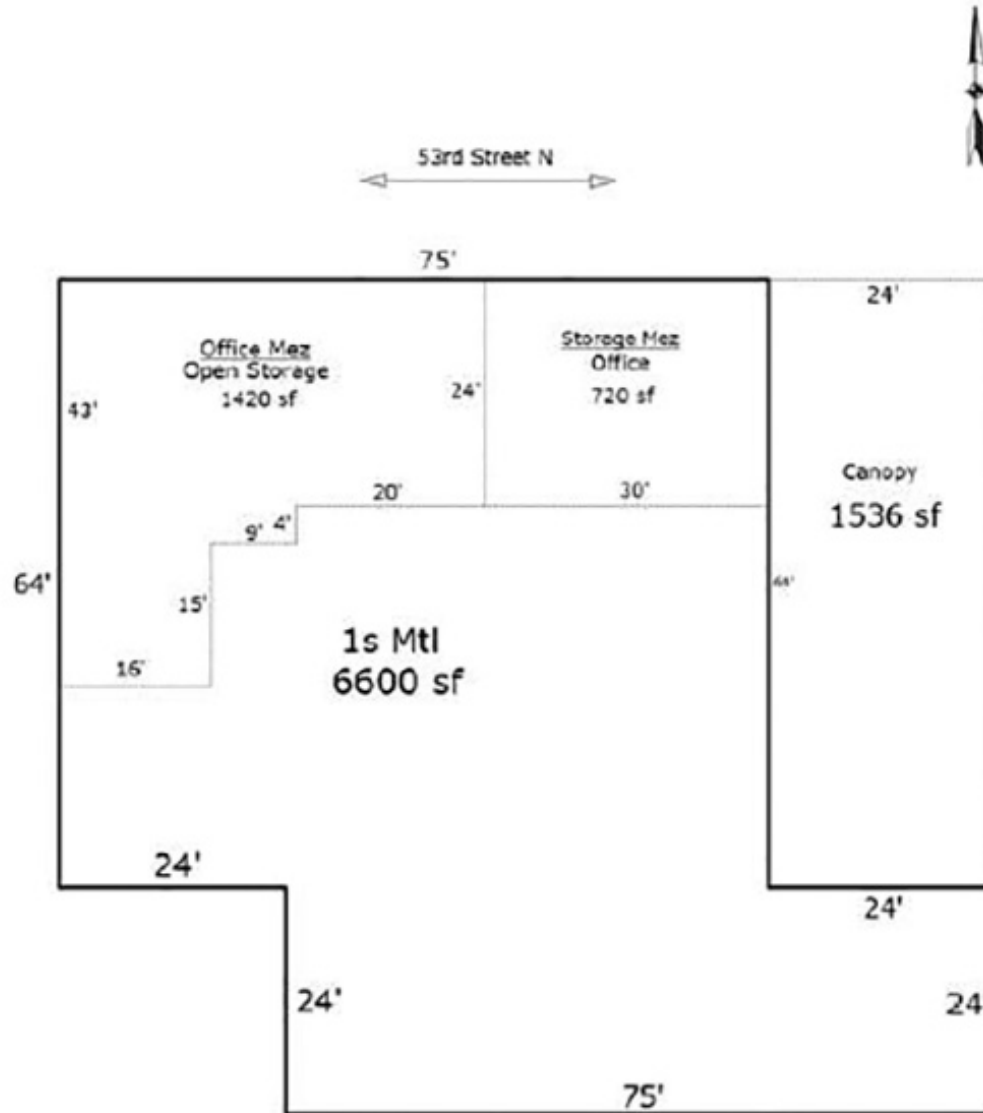
Bradley Tidemann, SIOR
316-650-8853
bradley@tidemannre.com



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FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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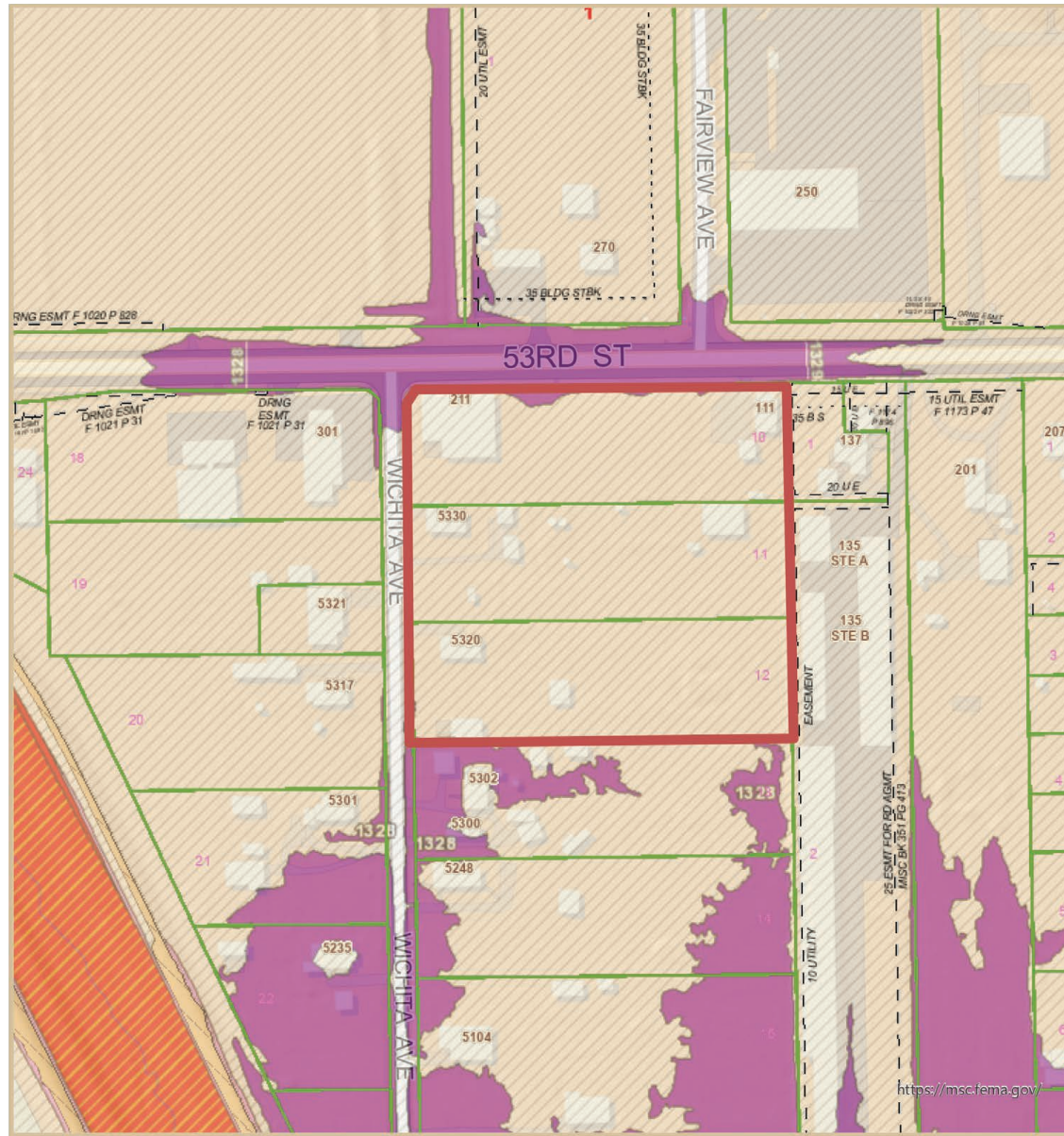
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FLOOD PLAIN MAP



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WEIGAND
COMMERCIAL

AERIAL VIEW



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