

PRICE IMPROVED



PROPERTY DESCRIPTION

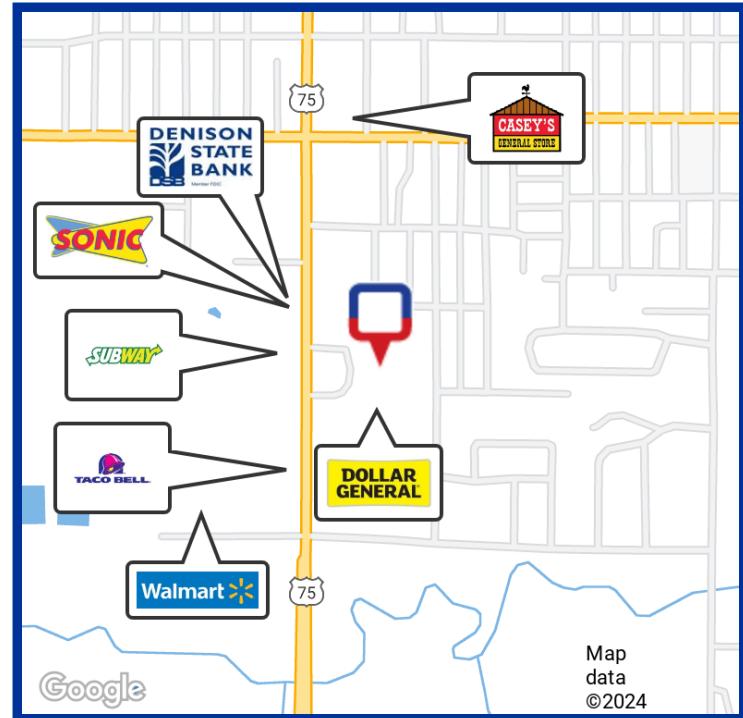
Former grocery store with an open floor plan. Includes an office area, storage, an overhead door, and two docks. A new roof was installed in 2023.

LOCATION

This property is in Holton, Kansas on US Highway 75 with high visibility. Holton is a hub for the surrounding rural communities.

OFFERING SUMMARY

Sale Price	\$750,000
Building Size	37,180 ⁺ / SF
Lot Size	192,100 ⁺ / SF
Year Built	1986
Zoning	Commercial
2025 RE Taxes	\$34,501.54
Parking	Large parking lot
Traffic Count	11,100 ⁺ / VPD
Ceiling Height	14'



Listed By:

MARK REZAC

Partner

785.228.5308

mark@kscommercial.com

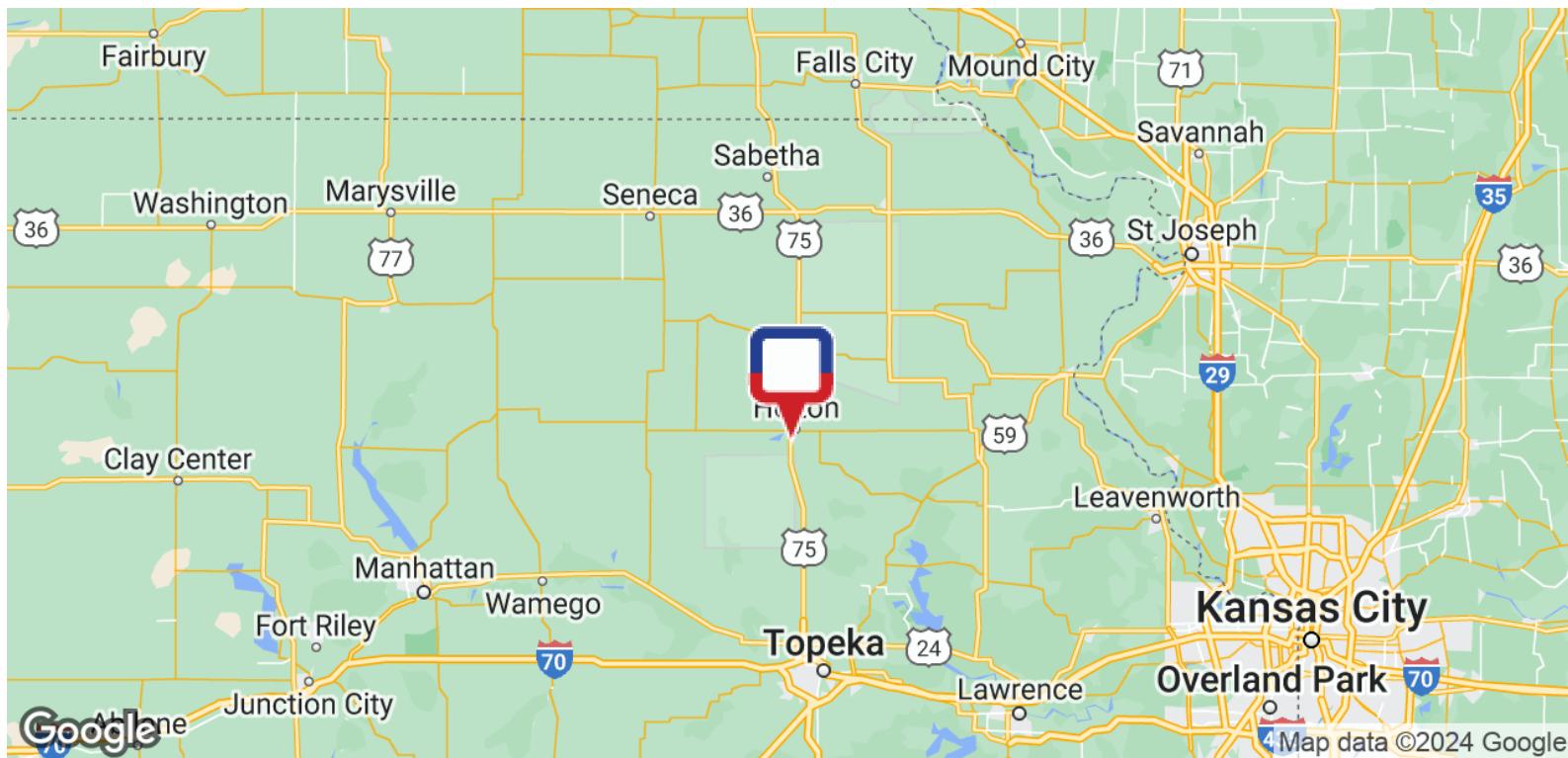
All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal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

FOR SALE

112 US HIGHWAY 75

Holton, KS 66436

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



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