

FOR SALE

# 112 US HIGHWAY 75

Holton, KS 66436

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.

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

<b>Sale Price</b>	<b>\$750,000</b>
Building Size	37,180 <sup>+/-</sup> SF
Lot Size	192,100 <sup>+/-</sup> SF
Year Built	1986
Zoning	Commercial
2025 RE Taxes	\$34,501.54
Parking	Large parking lot
Traffic Count	11,100 <sup>+/-</sup> 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 leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

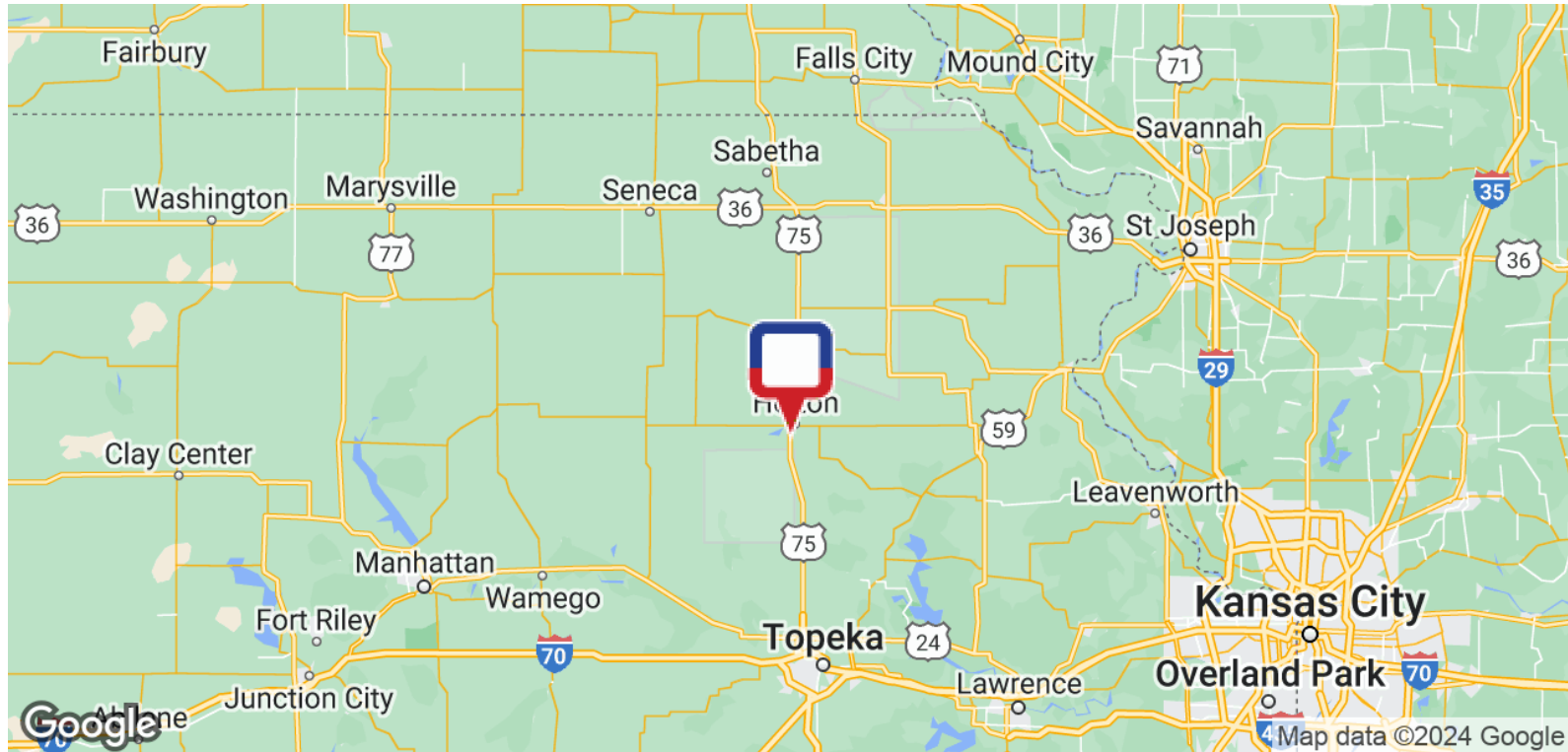
**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com**

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