

305 S Joplin Street, Pittsburg, KS 66762

Listing

305 S Joplin Street, Pittsburg, KS 66762
MLS#: **2609803** Status: **Active**
Commercial
Area: **460 - Crawford County**

County: **Crawford, KS**

L Price: **\$410,000**



Name:
L/S: **Sale**
Stories: **1**
Lsz: **2.2 - Acres**
Min SF: Max SF:
Use: **Manufacturing**

Type: **Warehouse**
Age: **21-30 Years**
Yr Blt: **2004**
Zoning: **IP-3**
Total SF: **6,000**

Brk ID: **RAN 93**
Agt ID: **4190863462**

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General Information

Leased: **No**
Op Exp:
Road: **City Street**
Parking: **Other**
Owners:
Utilities: **Electric, Sanitary Sewer, Water**
Interior:
Exterior:
Security:
Accessibility:
Maint Pr:
Ceiling Height:

Flood: **No**
Net Inc:
Occupy: **Owner To Vacate**
Location: **Other**
City Limits: **Yes**
Cap Rt:
Streets:

Listing Office Information

Show: **Schedule, Sign On Property, Text Listing Agent**
Poss: **Funding**
List Type: **Exclusive Right To Sell**
LO: [ReeceNichols Sunflower Realty Group](#)
LA: [Nichole Hamblin](#)
Agt Email: nichole@reecenichols.com
LA2: [Todd Loveland](#)
LA Cap: **Transaction Broker**
Builder:
Builder Plan:

List Service: **Full Service**
Spec Conds:
Ofc Ph: **620-875-4892**
Agt Ph: **913-713-8312**
Ofc Ext:
Ofc Fax:
Agt Ph: **620-875-1809**
Co-op: **n/a**
Spec Docs:

Display on Internet: **Yes**
Display Address on Internet: **Yes**

Allow Internet Site AVM: **No**
Allow Internet Site Comments: **No**

Remarks & Directions

Positioned in the core of downtown Pittsburg, 305 S Joplin Street presents a compelling opportunity to secure a versatile commercial property in a steadily growing market. Surrounded by local businesses, dining, and ongoing redevelopment, this location offers the visibility and accessibility that today's buyers are actively seeking. This commercial building features a flexible layout ideal for retail, office, studio, or service-based use, making it a strong fit for both owner-occupants and investors. Whether you're looking to establish your own business presence or expand your portfolio, the property offers the kind of adaptability that drives long-term value. With its downtown positioning and solid structure, this is a prime candidate for value-add improvements, repositioning, or income-producing potential. The demand for well-located commercial space in Pittsburg continues to grow—creating an opportunity to step in ahead of further market movement. If you've been waiting for a property that combines location, flexibility, and upside, this is it. Bring your vision, execute your strategy, and capitalize on the momentum of downtown Pittsburg.

Private Remarks - Showing Agt Info:

Directions:

Head south on N Broadway St (US-69) toward downtown. Continue straight for about 2–3 miles. Turn right onto E 4th St. Drive one block west, then turn left onto S Joplin St. Continue south a short distance—305 S Joplin St will be on your right-hand side.

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
							Auto Service, Manufacturing, Professional Service
Ofc SF:	100	Bs Yr:		Allow:		Includes:	Building Only
Whs SF:		U-R:	Usable			# Empl:	
Clr Ht:	16	Allow:				Open:	
#Drv In:	2						
#Dock:	0						
Dock Type:							
Dr Ht:							

Rail:
Allow:

Financial Information

Will Sell: **Cash, Conventional**

HOA: /

Earnest Deposit: **Security 1st Title**
Tax Comm: **0**

Tax: **\$9,956**

Spc Tax: **\$0**

Total Tax: **\$9,956**

Tax Comm: 0

Status Change Information

Prev List Pr: **\$420,000**

Orig LP: **\$420,000**

Mod Dt: **05/24/2026**

Entry Dt: **04/06/2026**

Buyer Brk:

Cont Dt:

Close Dt:

Buyer Agent:

Agency:

DUC:

Sale Terms:

Financial Concessions:

Major Rep: /
One Time Show:

Incentives:

One Time Showing: