

LUXURY GARAGE CONDOS - FOR SALE

2919 N Commerce Dr, Derby, KS 67037



**Sale Price:
Starting at
\$80,000**

PROPERTY DETAILS

- Sizes: 625 sq feet, 700 sq feet, and 1,050 sq feet
- Mezzanine space can be built
- Units are plumbed for future kitchen and bathroom
- Combine multiple units for larger space
- 24/7 secure access by keypad
- LED exterior lighting
- Extra wide insulated garage door for easy access - cars, trucks, boats and RV's.
- 26 ft peak height and 15 ft sidewalls
- 200 amp electrical service
- Area Neighbors: Lowe's, Kohl's, Dollar Tree, Kwik Shop, Shelton Collision Repair, Life Church, Casey's, Big Tool Store, and more



Kurt Yowell

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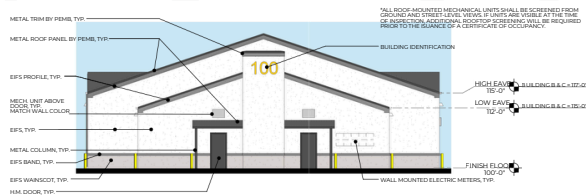


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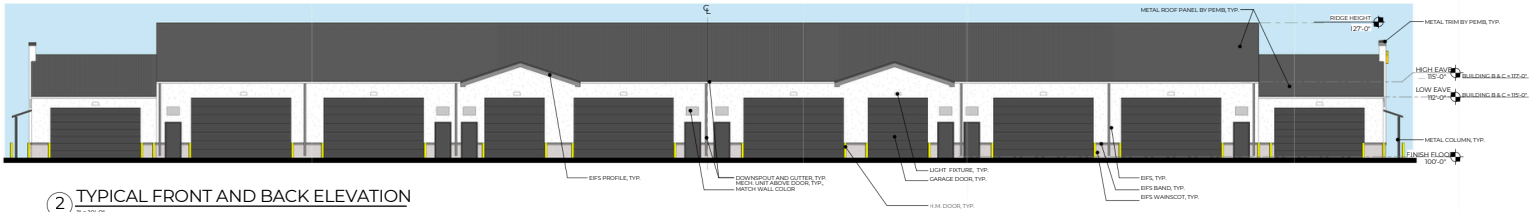
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Building #1
2919 N Commerce Dr
Derby, KS 67037



3 TYPICAL SIDE ELEVATION
1" = 32'-0"



2 TYPICAL FRONT AND BACK ELEVATION
1" = 32'-0"



Multi-Unit Discount Available

Unit #	Dimensions	Square Feet	Price	TI Allowance
108	30 x 25	1050'	\$126,000	\$8,000
109	30 x 35	1050'	\$126,000	\$8,000
120	30 x 35	1050'	\$126,000	\$8,000
121	30 x 35	1050'	\$126,000	\$8,000
124	20 x 35	700'	\$86,000	\$6,000
128	30 x 35	1050'	\$126,000	\$8,000
136	25 x 25	625'	\$88,000	\$0

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AREA DETAILS



DAILY TRAFFIC
COUNT

+/-35K VPD



POPULATION
(3 MILES)

30,851



TOTAL EMPLOYED
(3 MILES)

15,110



MEDIAN AGE
(3 MILES)

36.9



AVERAGE HH
INCOME (3 MILES)

\$82,448