

FOR SALE

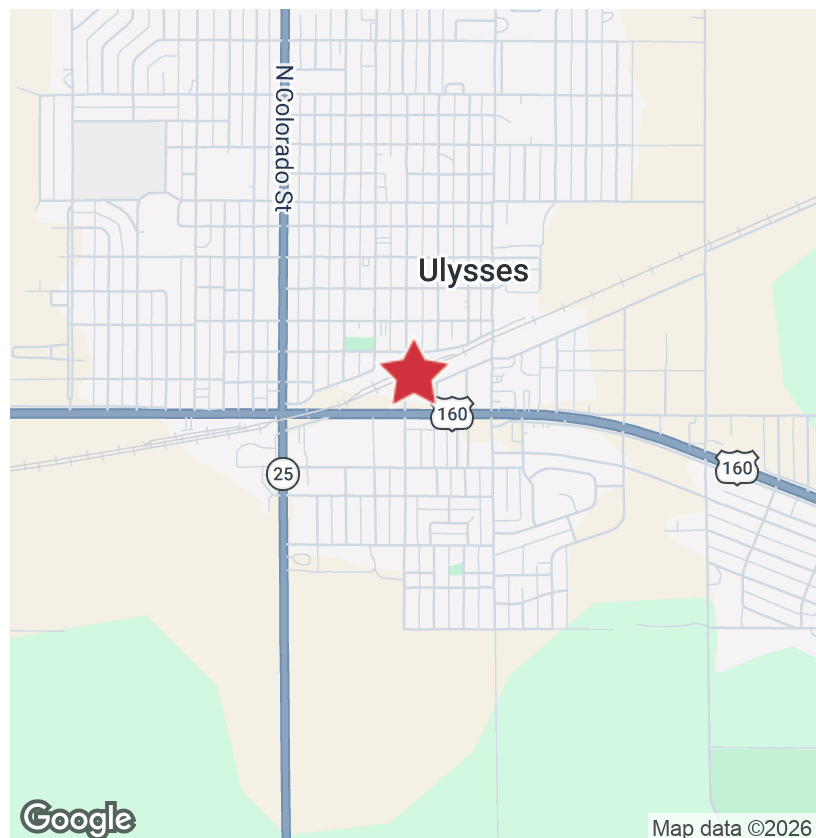
524 S Main St Ulysses, KS 67880

NaimMartens



USDA Service Center | Ulysses, KS

- Long-standing tenant: The U.S. Department of Agriculture (USDA) has occupied the property since it was constructed in 1990.
- The tenant pays \$19.44/SF for 3,026 net rentable square feet.
- Sale price: \$460,000
- Landlord responsibilities: The landlord is responsible for property taxes, insurance, utilities, janitorial services, restroom supplies, and building maintenance.
- Lease expires March 31, 2029
- Ulysses is the county seat of Grant County and serves as a regional center for agriculture
- The property is situated in the heart of downtown Ulysses along Main Street.



✉ **Drew Gannon, CCIM**
+1 316 680 1108
dgannon@naimartens.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are To Be Implied.

NaimMartens
naimartens.com

FOR SALE

524 S Main St Ulysses, KS 67880

NaimMartens

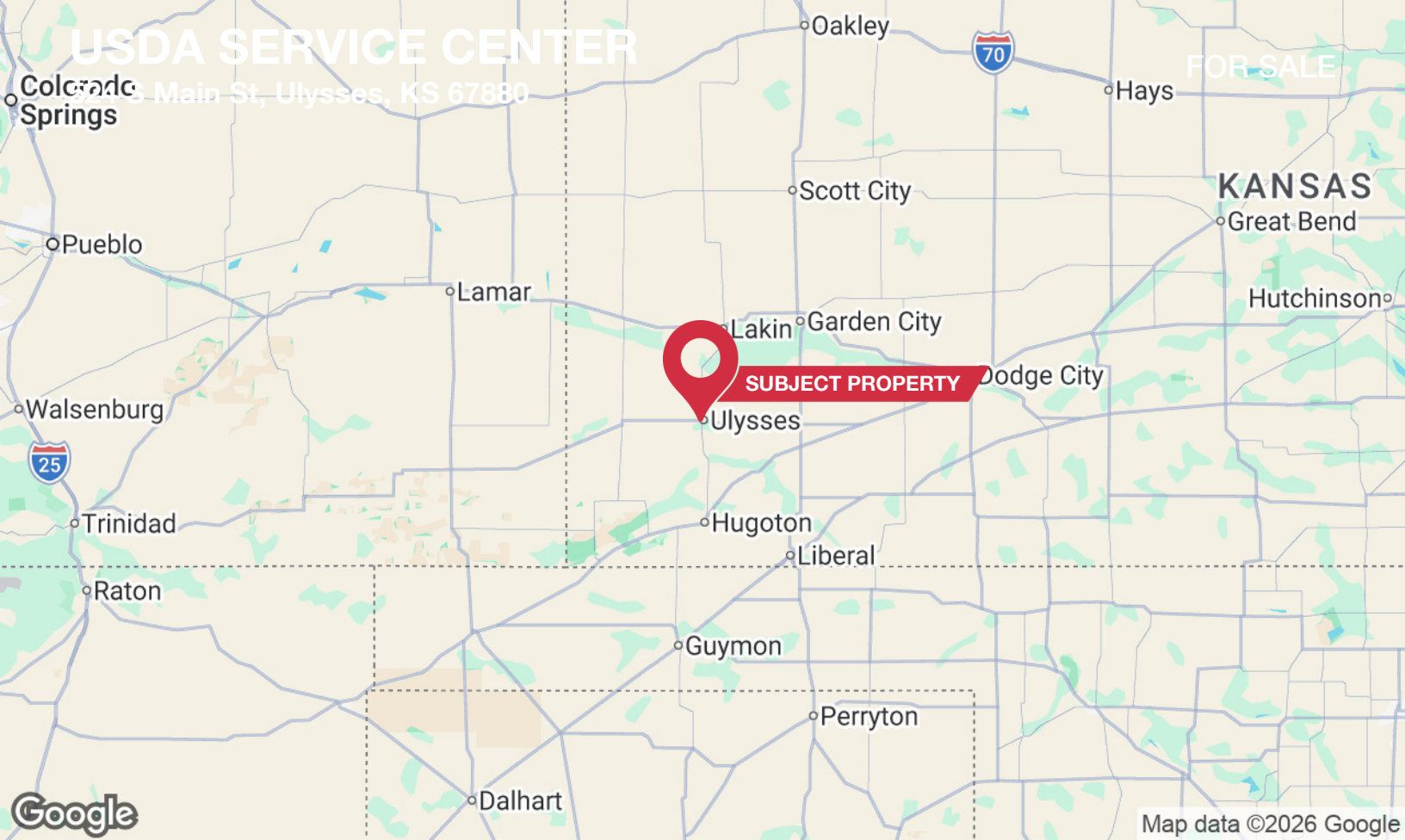


✉ **Drew Gannon, CCIM**
+1 316 680 1108
dgannon@naimartens.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NaimMartens

naimartens.com

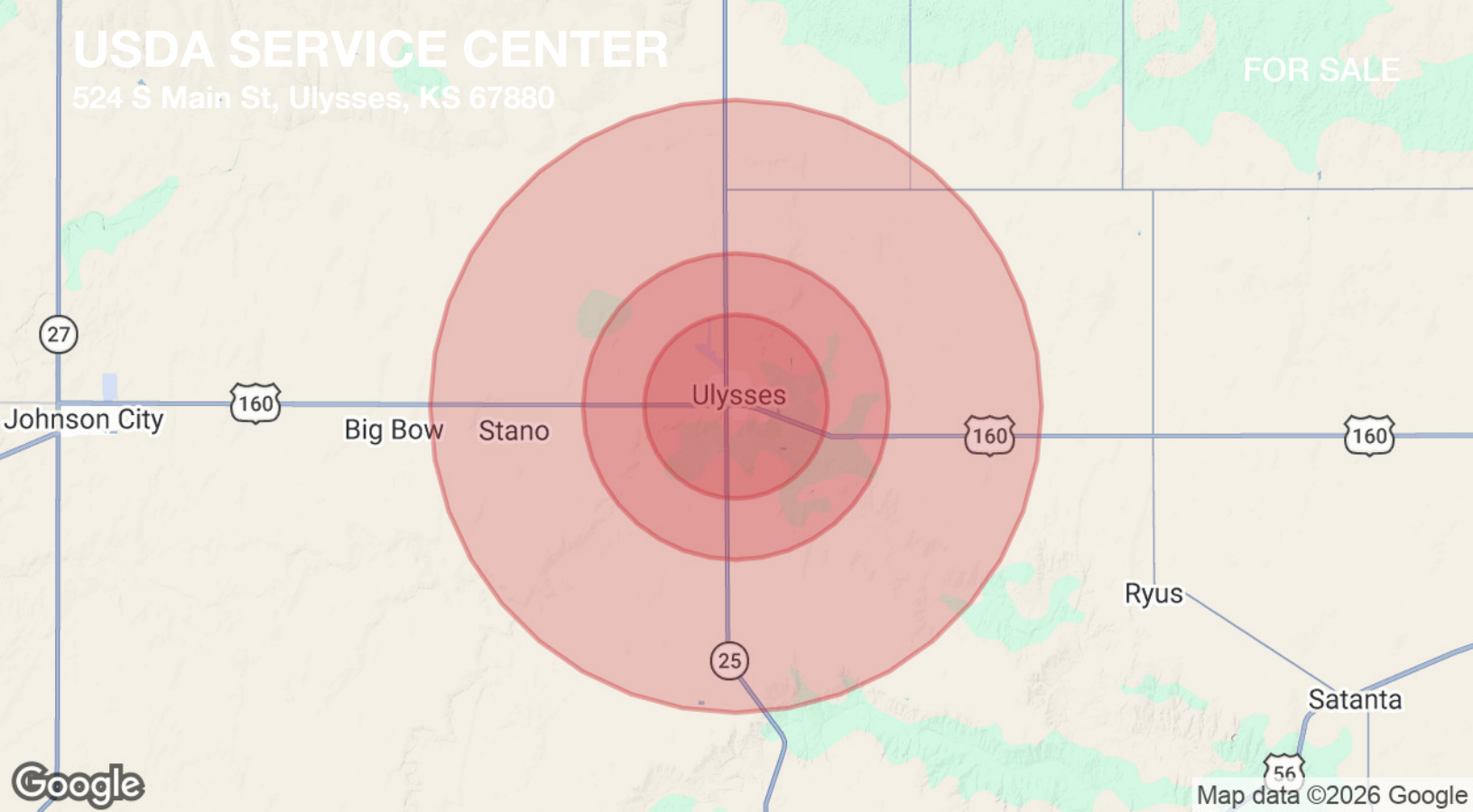


DREW GANNON, CCIM
Senior Advisor- Self Storage
316.680.1108 | dgannon@naimartens.com

Naimartens

USDA SERVICE CENTER

524 S Main St, Ulysses, KS 67880



Population	3 Miles	5 Miles	10 Miles
Total population	5,603	6,127	6,666
Median age	37.4	37.5	37.2
Median age (male)	31.4	31.2	31.1
Median age (Female)	39.2	39.4	39.4

Households & Income	3 Miles	5 Miles	10 Miles
Total households	1,789	1,939	2,142
# of persons per HH	3.1	3.2	3.1
Average HH income	\$107,937	\$108,394	\$109,813
Average house value	\$163,192	\$162,882	\$167,579

* Demographic data derived from 2020 ACS - US Census