

LEASED INVESTMENT

300 E MAIN ST, PARSONS, KS 67357

Turn-Key Income Property
with Room to Grow



±71,734 SF bldg
on a 6+ acre lot
with ±250
parking space
in an onsite lot

Former Walmart Leased to a Church Occupying Half the Space
Ideal for large congregations, educational facilities, or Warehouse



LANCE LEVIN: 310.839.3333 | DRE#01128388 - STEPHANIE REITEMIER: 620.423.2209 | BR#00243229

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BUILDING FEATURES

- Former Walmart converted to a church, suitable for multiple uses
- Over 50% leased month-to-month, transferrable income
- 500 and 100-seat auditoriums plus 60' x 90' gymnasium
- 27 HVAC units, full sprinkler system, roof replaced 2012
- Eight offices, three classrooms, media room, nursery, 21' lobby
- Unfinished second level, loading dock, four overhead doors

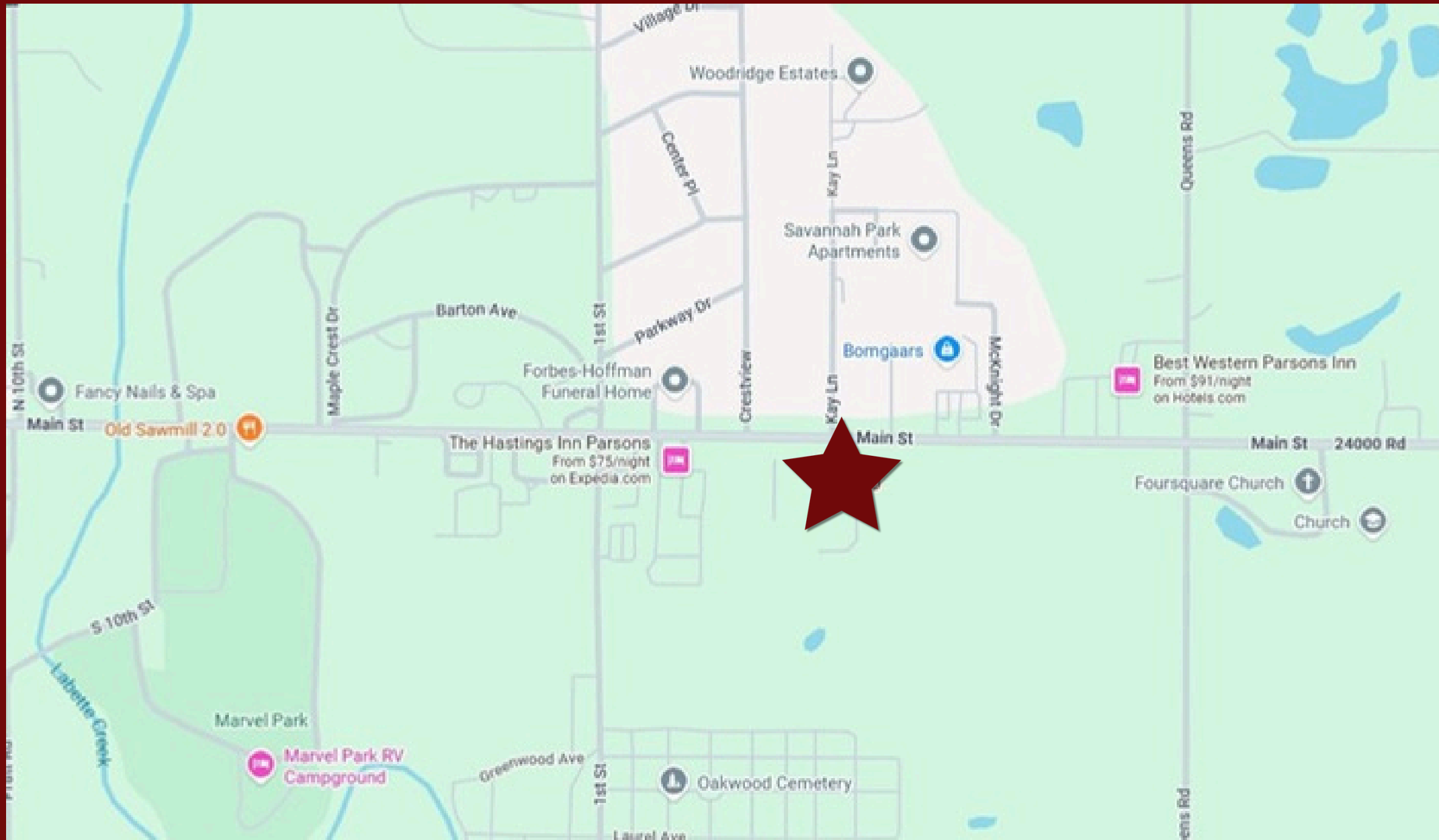
SALE PRICE \$1,600,000
BLDG SIZE ±71,734 SF
LOT SIZE 6.1 ACRES
PARKING 250 SPACES IN ONSITE LOT



LOCATION OVERVIEW

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- Regional hub at US Routes 59 and 400
- Walking distance to popular eateries including Ole Sawmill Grill 2.0, Joe's Italian Restaurant & Pizza, Ballers, Big Sky Bistro, Remnant Cafe, Cherry on Top & Kitchen Pass Restaurant
- Nearby community recreation and green spaces: Forest Park, Clark Street Park, and the Parsons Arboretum
- Close to Parsons schools and Labette Community College





GRAND LOBBY + CLASSROOM





KITCHEN + DINING AREA





PRIVATE OFFICE & KETCHENETTE





Stephanie Reitemeier

STEPHANIE@GOLDENOAKREALESTATE.COM

620.423.2209

BR#00243229

Lance Levin

LANCE@LANCELOTCOMMERCIAL.COM

310.713.3337

DRE#01128388



**LANCELOT
COMMERCIAL**