

# JUNIOR BOX IN WAKEENEY, KS

FOR SALE/LEASE 305 S. 1ST ST., WAKEENEY, KS 67672

**SALE PRICE \$449,000**  
**LEASE RATE \$5.00/SF, NNN**

**BUILDING SIZE**  
10,396± SF

**AVAILABLE SPACE**  
10,396± SF

**SITE SIZE**  
56,628± SF

**CEILING HEIGHT**  
11.8" TO DROP CEILING  
12.7" TO TRUSS  
14.8" TO DECK

**2025 TAXES**  
\$30,000.00

**ESTIMATED NETS**  
\$5.14/SF

**YEAR BUILT**  
2022

**CONSTRUCTION**  
METAL ON STEEL

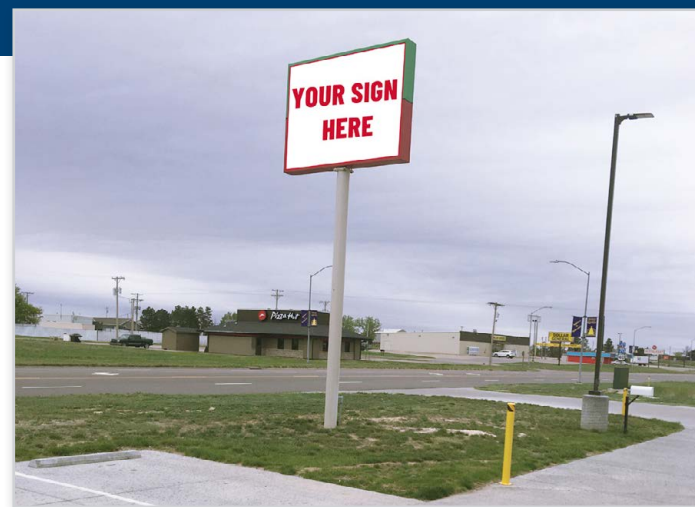
**ZONING**  
COMMERCIAL

**PARKING**  
37 SPACES

### PROPERTY HIGHLIGHTS

- Former Family Dollar/Dollar Tree building located on 1.3-acres with concrete parking, pylon signage, and ample parking.
- Highway-adjacent location with convenient access to US Hwy. 283 and I-70.
- Flexible sale or lease opportunity well-suited for retail, grocery/specialty food, hardware/feed, medical, fitness, office/service, showroom, light distribution, municipal, or community-based users.

### AREA NEIGHBORS INCLUDE: **DOLLAR GENERAL**



### TRAVEL DISTANCE:

Hays, KS: 34 mi. | Great Bend, KS: 96 mi. | Wichita, KS: 214 mi.



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