

FOR SALE

306 AND 311 NEW YORK AVENUE

Holton, KS 66436

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

306 New York offers a functional combination of showroom, office, and service space.

311 New York is a bi-level commercial building featuring drive-in access on both the main floor and lower level through a ramp and alley entrance.

Together, these buildings are ideal for automotive, retail, service, or flex-use operations. Great potential for an owner or an investor looking for adaptable commercial space.

OFFERING SUMMARY

Sale Price	\$479,000
Total Building SF	24,040 ^{+/-} SF
Total Lots SF	62,290.9 ^{+/-} SF
Zoning	C1 and C2



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com



CADAN MERRICK
785.228.5305
cadan@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

FOR SALE

306 NEW YORK AVENUE

Holton, KS 66436

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Former dealership showroom and mechanical service space. Office space, showroom area, and parts storage totaling 1,680^{+/-} SF provides a practical setup for a variety of business needs. With a spacious mechanical service area measuring approximately 31'2" x 54'2", the property is well-suited for vehicle service, repair operations, equipment storage, or workshop use.

DETAILS

- 9,640^{+/-} Building SF
- 0.43^{+/-} acres total (for east side properties)
- Zoned C2 General Commercial
- Large showroom and customer waiting area
- Three private offices with windows to showroom
- Two 14' x 14' grade-level doors with openers
- One 13' 8" x 12' 4" grade-level drive thru door with openers
- Two overhead natural gas furnaces
- Four 2-post lifts
- One 4-post lifts
- One pit
- Oil water separated drain
- One large waste oil furnace and tank
- Parts storage/shelving/counter and service counter
- Mezzanine parts storage above service counter
- Exterior fuel and water oil tank enclosure
- Barrell roof truss system
- Abundant natural lighting
- Electric vehicle charging station
- Mens and womens restrooms



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@kscommercial.com



CADEN MERRICK
785.228.5305
caden@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

