



Reynolds

COMMERCIAL
REAL ESTATE

409 NW 3RD ST

ABILENE, KS 67410



409 NW 3RD ST, ABILENE, KS 67410

PROPERTY INFORMATION

R **Reynolds**
COMMERCIAL
REAL ESTATE
ASKING PRICE \$1,250,000

Address 409 NW 3RD ST, Abilene

Location Just off corner of 3rd & Cedar

List Price \$1,250,000

Gross Lot SF 14,218

Stories 8

Zoning Commercial

Taxes (2023) \$12,866.14



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PROPERTY

HIGHLIGHTS

R Reynolds
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1

LOCATION

Strategic location in Historic Downtown Abilene, providing easy access to Highway 15, and I-70. Previously a trailer sales company. Property includes 50 apartments and retail space on ground floor with ample parking. Property is listed on the National Register of Historic Places.



2

TRAFFIC

Close proximity to main thoroughfares which gives easy access to Hwy 15/Buckeye Ave. Located in a bustling downtown Abilene, benefiting from daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



3

SPACE

Type of Property: Multi-Unit Apartment Building w/Retail Space on Grand Floor
Year Built: 1931
Total Square Footage:43,554sf
Parking: Ample parking space available
Current Occupancy: Occupied



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PROPERTY DESCRIPTION

Located in a prime Historic downtown location in Abilene, Kansas, 409 NW 3rd St is an exceptional commercial real estate opportunity. This property offers prospective buyers a unique chance to own a significant piece of Abilene's growing commercial landscape. This 50 unit apartment building is listed on the National Register of Historic Places and has retail space on the ground/street level. Located just a few blocks off of KS Hwy-15/ Buckeye Ave, the site has 7 day traffic, and is not far from some of Abilene largest employers, such as Russell Stover Chocolates and LandPride.



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THE CITY OF ABILENE

LOCATION

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RECREATION

Located near several recreational establishments such as Eisenhower Park, Abilene Community Rec Center, Old Abilene Town, Eisenhower Presidential Library and Iron Horse Trail.

TRANSPORTATION

Close proximity to Buckeye Ave/Hwy 15, and many industrial employers. Located just east of KS Hwy-15, benefiting from daily vehicular traffic at all day parts. Easy access to major highways and city landmarks.



DEMOGRAPHICS



6,510
POPULATION
IN ABILENE



\$52,423
AVERAGE INCOME
IN ABILENE



42.8
MEDIAN AGE
IN ABILENE



2,861
HOUSEHOLDS
IN ABILENE

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LOCATION

MAP



ASKING PRICE \$1,250,000

SURROUNDING POINTS OF INTEREST

Restaurants

Bars & Cafes

Transportation

Retail

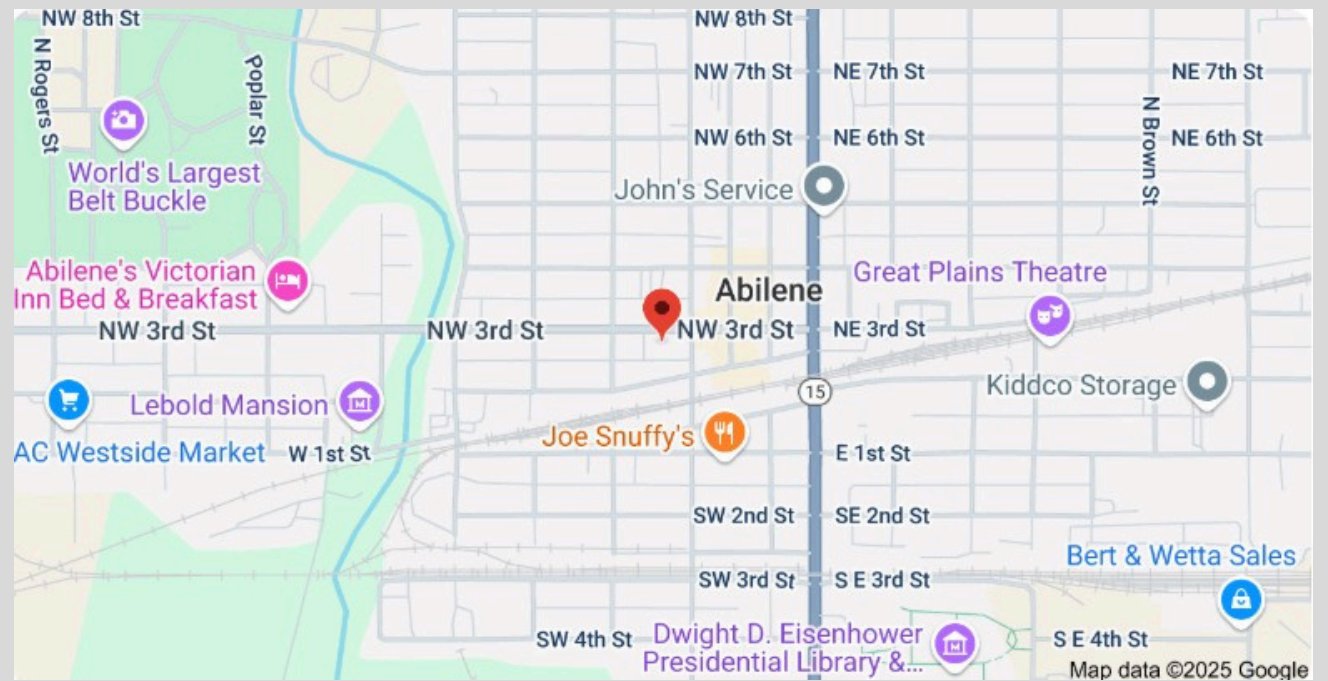
Parks & Recs

Developments

Residential

Hospitals

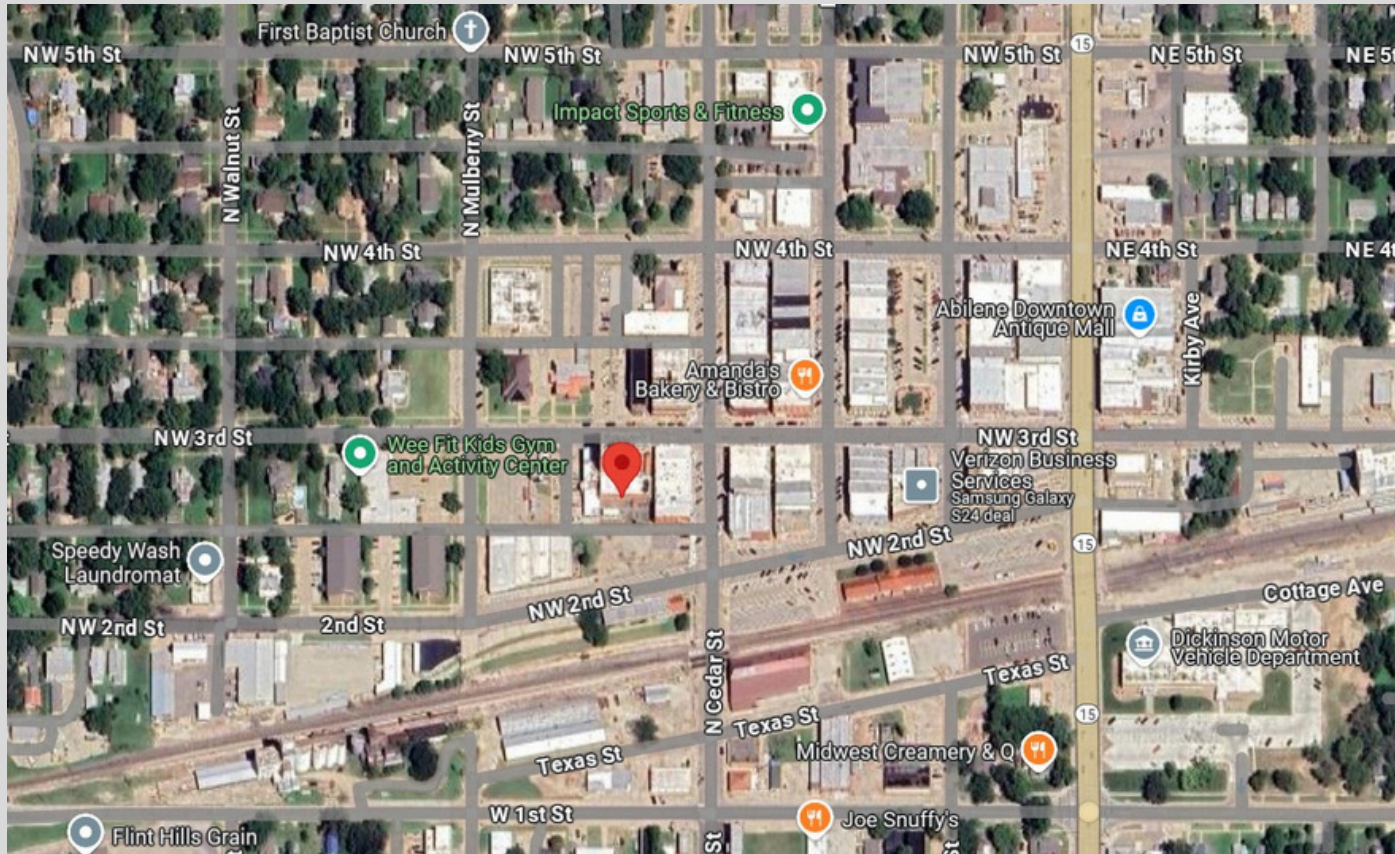
Thoroughfare



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SITE MAP

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CONTACT US

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