

1055 S. Range Ave. PO Box 508
Colby, KS 67701
785-462-8255
www.homelandre.com

HomeLand
REALTY AUCTION
"Western Hospitality"

\$165,000

Take a look at this exceptional 60 x 40 Clearspan building!

Excellent opportunity for retail or manufacturing.

Located in a prime traffic area.

Call Bob today to schedule your own personal tour!



Robert Hanzlick
Sales Associate

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Excellent Opportunities!



Property Type Zoning: Commercial & Industrial

Lot Size: 10,938 Sq. Ft.

2021 Taxes: \$ 2596.06

Heating: Central Heat / **Cooling:** Central Air/Refrig

Construction: Steel Beam / Metal and Brick Siding

Building Features

Front Area	20x16
Office	14x13
Back Shop	19x16
Large Area	60x22
Bathroom 1 w/Shower	8x5
Bathroom 2 (1/2)	8x5

- Built 1992
- Excellent Retail Space
- Great Location on East 4th Street
- Metal Clearspan Building
- Thermal Two Pane Windows
- Overhead Door on East Side of Building
- High Traffic Area with Great Visibility

Average Utilities

Gas: \$110.01 / Electricity: \$175.00

Legal Description: W2 Lot (9), Lots Ten (10), Eleven (11) and Twelve (12), Block Fifty-One (51) in the East Addition to the City of Colby, Kansas.



Information has been obtained from sources deemed reliable; Broker does not guarantee information. Parties are welcomed to verify information through a professional.