

# OFFICE / WAREHOUSE FOR SALE

## Convenience Computer Supplies Building



For more  
information  
or to  
schedule  
a showing  
please contact

Tony or Calvin.

### **BUILDING ADDRESS**

312 N. Cleveland  
(NE Corner of 2nd & Cleveland)

### **BUILDING SIZE**

Office Space -- 1,008 sq. ft. \*  
Warehouse -- 2,352 sq. ft.  
3,360 sq. ft.

\* 384 sq. ft. finished,  
624 sq. ft. semi-finished

### **LOT SIZE**

42' x 138' (5,796 sq. ft.)

### **CONSTRUCTION TYPE**

Block Construction

### **BUILT**

1972

### **ZONING**

"GC" General zoning

### **2012 GENERAL TAXES**

\$3,530.06

### **SALE PRICE**

\$149,500

### **COMMENTS**

- Two 10' x 10' overhead doors (front & back)
- High visibility from 2nd Street
- Easy access to Hwy. 54 and I-135
- Paved parking area
- Office -- Rooftop HVAC 3.5 ton
- Warehouse -- Overhead gas fired furnace
- Build up roof (steel bar joists - metal deck)
- Utilities include gas and electric



**Tony Utter:** 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD tony@utterproperties.com

**Calvin Klaassen:** 316-641-5174 (mobile) / 316-263-2448 (office)  
calvin@utterproperties.com

# 312 N. Cleveland / Aerial

*For more  
information  
or to  
schedule  
a showing  
please contact  
Tony or Calvin.*



**Tony Utter:** 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD tony@utterproperties.com

**Calvin Klaassen:** 316-641-5174 (mobile) / 316-263-2448 (office)  
calvin@utterproperties.com