

FOR SALE OR LEASE

Palmer Office Building



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

BUILDING ADDRESS

1401 W. Grand / Haysville
(near 71st South & Meridian)

SALE PRICE

\$525,000

BUILDING SIZE

Ground Floor -- 3,921 sq. ft.
Lower Level -- 1,059 sq. ft.

RENT

\$12.00 psf for ground floor
\$3.00 psf for lower level
Triple net lease

LAND

Primary Site -- 39,581 sq. ft.
Additional Land -- 11,902 sq. ft.
51,483 sq. ft.

ZONING

"D" Light Commercial & "OC" Office Commercial
PO-1 Ord 756

BUILT

1999 / 2001

COMMENTS

- Free standing building
- Near retail, restaurants & banking
- Negotiable remodel allowance for lease
- On site parking (34 spaces)

2011 REAL ESTATE TAXES

\$17,245.30 general
\$5.46 special

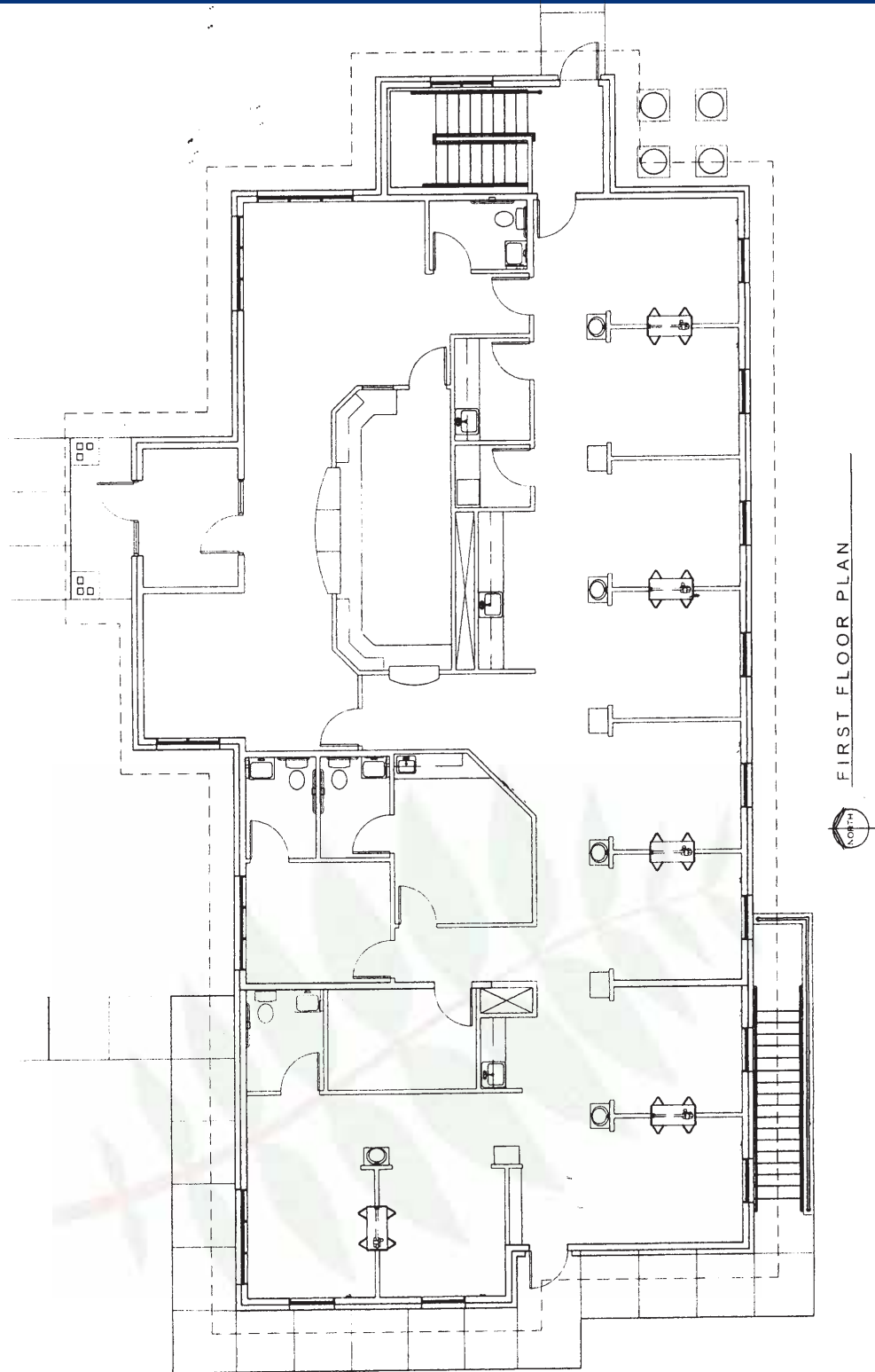


Tony Utter: 316-990-8710 (mobile) / 316-263-2448 (office)
CCIM, JD tony@utterproperties.com

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

Palmer First Floor Plan

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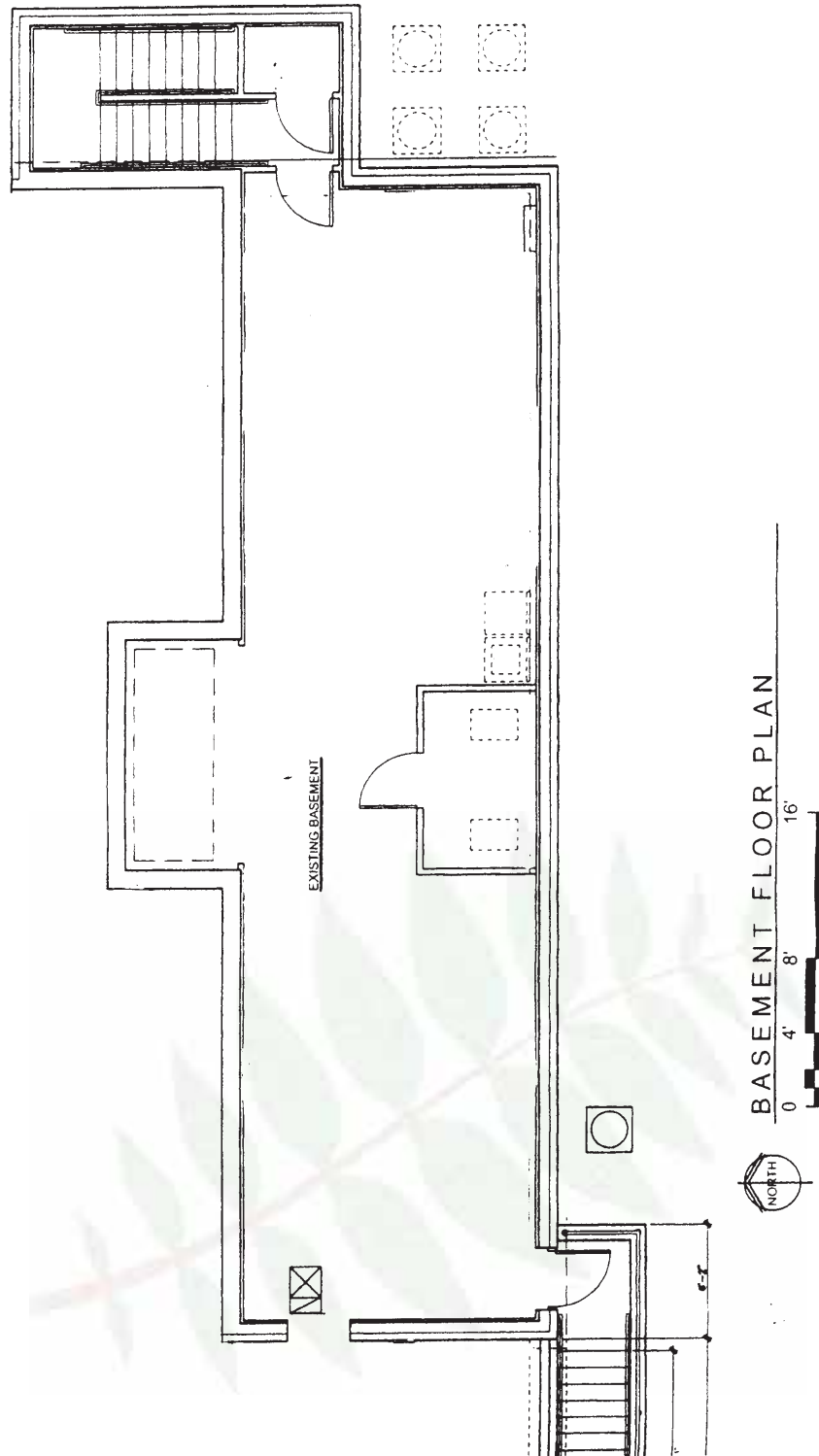
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Palmer Basement Floor Plan

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Palmer Aerial / Satellite

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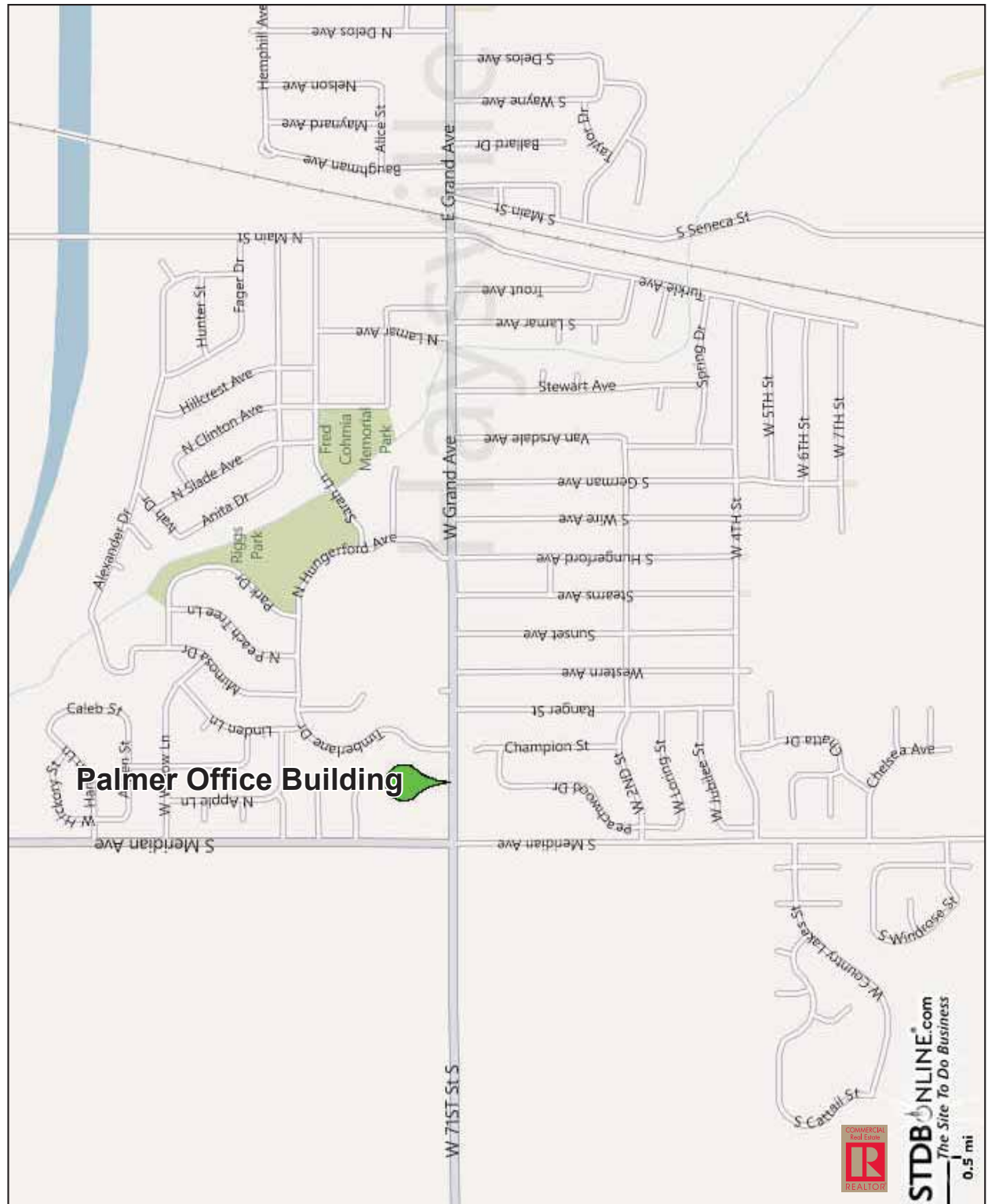
Utter Commercial
Real Estate, Inc.
www.utterproperties.com

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Palmer Aerial / Street Map

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