

S I T E D A T A

RED-ROOM-STUDIO	
Location:	<i>222 N. Main Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Total Square Feet:	<i>2,947</i>
Previous Use:	<i>Photography studio</i>
Condition of Building(s):	<i>Good</i>
Year Built:	<i>1890's/renovated 2004</i>



Sale Price:	<i>\$134,999.00</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>N/A</i>		

REMARKS:

The building is located in the C - 3 Central Business District on a highly traveled street in downtown Newton. There is street parking available. The property is surrounded by several businesses. The building has a built up roof, the sidewalls are 11 ft to 13 ft., the floors are a finished concrete slab, heating is gas, cooling is central air, and the electrical service is 110 volt. This two story building is on 0.05 acres. This building is a former photography studio in the first level and an apartment on the second level. Retail has current wiring and phone connections. There are two restrooms and a large back door. The second floor is an attractive 1200 sq. ft. apartment with many upgrades. Two bedrooms and one bath. There is adequate parking in the back for the apartment occupant. Great income property for owner of the retail space or use as office space. For more property information and pictures of the upstairs residential space visit www.thefranzteam.com.

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