

S I T E D A T A

HILL'S CONVENIENCE STORE	
Location:	<i>1420 Old Main Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Office:	
Storage:	
Total Square Feet:	<i>2,000</i>
Previous Use:	<i>Convenience Store</i>
Condition of Building(s):	<i>Excellent</i>
Year Built:	<i>1987</i>



Sale Price:	<i>\$125,000.00</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>\$1,200 a month</i>		

REMARKS:

The convenience store has a high visibility just North of US Highway 50. At least 9,570 vehicles per day pass by on US Highway 50. The building is located on Old Main Street in a cul-de-sac just 1/2 block South of 14th Street. The lot size is 21,080 sq. ft. The improvements include a paved 30 space parking lot and a canopy over the gas pumps. The building is a metal construction with a concrete floor. There are nice store front windows. Central heating and air conditioning. The retail space could be made into office space.

CONTACT:

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