

2004 23RD ST

LAWRENCE, KS 66046



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- 3,750 SF Well maintained office on .91 acres of land
- Renovations were completed in 2015
- Parking located north and south of the building
- 23rd Street has roughly 22,280 CPD
- Perfect building for religious facility, day care, store with showroom, small event space.

FOR SALE

\$599,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 ESTIMATED POPULATION	8,557	44,860	81,711
2020 AVE HOUSEHOLD INCOME	\$49,999	\$39,197	\$47,101

Ryan Schulteis

Office: 913-945-3741

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Main Office: 913.652.4300

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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PHOTOS

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AERIALS

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