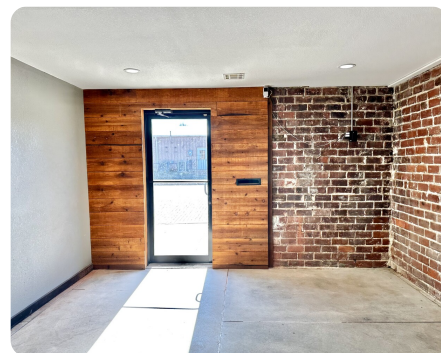


**SOLD**



## Downtown: Shop/Residence/Large Lot

1. +/- Acres | Woodson County, KS



### ADDRESS

111 E Butler  
Yates Center, KS 66788

### LOCATION

Downtown YC

### PROPERTY SUMMARY

Welcome to one of the coolest properties in Yates Center, Kansas! This industrial brick building located next to the town square is nestled on a spacious half-acre fenced lot. With the ability to be zoned residential or commercial, this space offers a perfect blend of modern living and old-world charm. Stepping inside the front door you will find 1,050 sq ft of living space or office space. A living room/showroom greets you upon entry, along with the potential for two bedrooms/offices, and a bathroom....but the real kicker is a modern kitchen equipped with all appliances. Exposed brick walls and concrete floors create a sense of inner-city vibes in the perfect small town. This living/office space is kept comfortable with new windows and central heat/air. What might be the real gem of this property lies in its expansive shop space brimming with character. This area has been updated with a 200 amp service and LED lights. Heated by a heavy-duty wood stove you will stay warm in the winter. The

[nationalland.com/listing/downtown-shopresidencecelarge-lot](https://nationalland.com/listing/downtown-shopresidencecelarge-lot)



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