

SOLD

NATIONAL LAND REALTY®

40 x 80 Shop on 2 +/- Acres

1.94 +/- Acres | Neosho County, KS



ADDRESS

21560 Harper Rd
Chanute, KS 66720

LOCATION

2 miles east on 39 Hwy.

PROPERTY SUMMARY

This 40x80 shop is conveniently located 3 miles east of Chanute on Hwy 39 and sits on just under 2 acres of land. Wired and insulated, it boasts a small office at the front, providing a convenient workspace. You'll find a water spigot both inside and outside the building. Septic system is still in place. The building features an old shower drain, and although the toilet drains have been capped, with some effort, they might be brought back into service. Garage doors on each side of the building allow for pull through of an RV or other vehicles as needed. Additionally, there's a leased tower on the property, generating an annual income of \$1200. There is a documented easement allowing access across the property for owners of the buildings to the east. Please note that a pipeline runs across this parcel, limiting permanent building within certain locations per pipeline documentation. Don't miss out on this opportunity to own a versatile workshop space with potential income streams.

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