

UNDER CONTRACT



Commercial Shop on Large Lot

0.79 +/- Acres | Neosho County, KS | \$95,000



ADDRESS

307 W 21st St
Chanute, KS 66720

LOCATION

21st Street in Chanute

PROPERTY SUMMARY

This commercial property, sitting on .79 acre, offers endless possibilities for your business. Boasting a brand-new metal roof and vinyl-backed insulation, the building will withstand the elements for years to come. The shop features a spacious 2,800 sq. ft. layout. Approximately 2200 sq. ft. is open shop space in the rear of the building, while the front has a reception area, office, and bathroom. The building includes a new 10 x 10 garage door and side mounted opener, providing easy access for deliveries or equipment. An HVAC system, with separate controls for the lobby and the shop, ensures comfort and energy efficiency for both environments. A portion of the property is fenced, offering secure storage. To the east of the shop there is plenty of land to expand your parking or build additional structures. Great road frontage and high traffic, this location provides excellent visibility and exposure for your business. Call today to schedule your showing - Tim Vietti @ 620-305-8180 or Valo

nationalland.com/listing/commercial-shop-on-large-lot



National Land Realty
222 W. Main
Shop 3
Chanute, KS 66720
NationalLand.com

Valorie Vietti
Office: 620-383-0689
Cell: 620-212-5150
Vvietti@NationalLand.com

Tim Vietti
Office: 620-390-2844
Cell: 620-305-8180
Tvietti@NationalLand.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.