

COMMERCIAL \$70,000

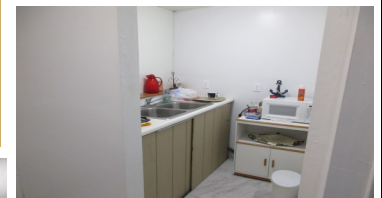
345 N. Franklin Ave. – Colby, KS



Tom Harrison
785.443.0136

Legal Description: All of Lot Eleven (11), Block Twenty-two (22), Original Town of Colby, Thomas County, KS

Built: 1948	Heat: Central	A/C: Central	Zoning: C-I	Taxes: Exempt-Non Profit
Lot Size: 3,125 sq. ft.	Construction: Clay/Tile	Roof: Metal	Avg. Elec: \$131.00	
Parking: Front/Back	Building: 5,000 sq. ft.	↑ 2,500 / ↓ 2,500	Avg. Gas: \$100.00	



Looking for a retail space in downtown Colby? Stop and look at this 5000 sq. ft. building right across the street from one of Colby's newest brewery and restaurant facilities. Along with the main room, this building has 2 offices, 2 bathrooms, storage area, full basement, and big back area for parking or expanding the building. Great curb appeal, spacious, and ready for you to make it yours! Call Today to view this property! Being sold "AS IS", Where Is. Colby is becoming a very progressive downtown, so don't miss out on this property. Call Tom for a tour, 785-443-0136 or 785-460-7253.



Front Area:	60x25
Back Area:	17x15
Office:	9x8
Office:	10x9
2 -Restrooms:	5x5
Storage:	13x9



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TOM HARRISON, BROKER / AUCTIONEER



HARRISON

— REALTY & AUCTION —

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