

290 N. Franklin Ave. – Colby, KS

STYLE: Row Store/Warehouse
AGE: 1920 Roof: Canopy
Lot Size: 125x25=3,125
Zoning: Commercial/Industrial –C
Type: Row Store/Warehouse

2025 TAXES: \$4,355.42
AVG. ELEC. BILL : \$350.48
Water/Refuse/Sewer
AVG. GAS BILL: \$155.00
Main: 3,125 sq. ft. w/basement

Legal: Lot 1, Block
28, Original Town,
Colby, Thomas
County, KS

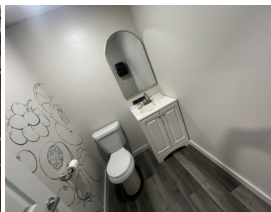
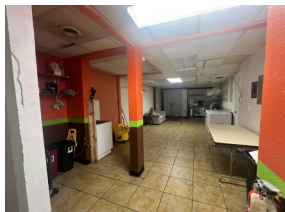
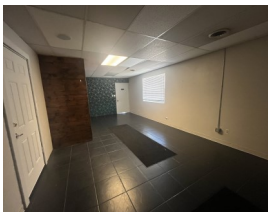
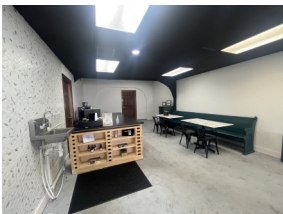
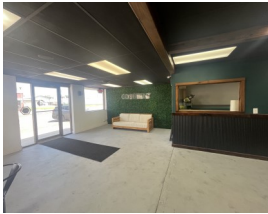


Includes: walk-in refrigerator, 4 burner gas stove/oven, 3 section sink/prep tables, 2 deli style refrigerators, commercial juicer, and Sunlighten sauna. All property sold "AS IS", "WHERE IS".



PROPERTY HIGHLIGHTS:

- Prime corner location downtown
- Approximately 6,250 sq. ft.
- Modern, renovated customer seating / service area
- Fully equipped commercial Kitchen
- Walk-in refrigerator/multiple refrigeration units.
- Commercial Juicer
- Dedicated Office space on both levels
- Two Restrooms
- Extensive storage/prep area
- Sunlighten Sauna
- Excellent visibility/ signage
- Turn-key setup for wellness, food service, retail, or hospitality concepts



\$190,000 Kristin Vaughn 785.443.0250

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



TOM HARRISON, BROKER / AUCTIONEER



HARRISON
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