

111 E 30th Avenue, Hutchinson KS 67502

- Lot 11,900 sf
- Built 1950, remodeled in 2018
- Office building 1,334 sf
- Zoned C2 which can include basic retail, professional and administrative offices, and services
- Daily traffic count 14,000 as of May and June, 2018 per Kansas Department of Transportation
- Concrete parking lots and driveway 4,903 sf, 8 parking spaces
- Shed 8' x 8'
- Lighted sign 6' x 4'
- LED sign 6'-4" x 3'-2"
- Foyer 11'-4" x 9'-10"
- Conference room 11'-6" x 8'-10"
- Connie's Office 20'-1" x 11'-7"
- Jim's Office 11'-3" x 10'-9"
- Southeast Office 14'-3" x 11'-5"
- Southwest Office 19'-7" x 11'-2" with built-in desks for ten workstations
- Hall 3'-2" x 19'-5"
- Kitchen/break room/conference room 13'-10" x 7'-10"
- Bathroom 7'-10" x 5'-0"
- Storage and Mechanical room 7'11" x 7'11"
- Central HVAC, gas furnace and gas water heater
- Private courtyard with employee entrance 11'-8 x 17'-11"
- Wood siding
- Architectural roofing
- Gutter and downspout system
- Automatic yard sprinkler system on a private well
- Annual taxes \$4,725.92 plus special assessments of \$318.00