



430 N. Franklin

\$89,000



LEGAL DESCRIPTION

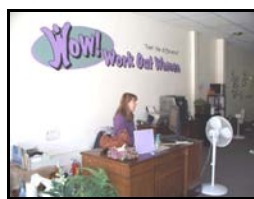
LOT 13, BLOCK 16, COLBY ORIGINAL TO THE CITY OF COLBY, THOMAS COUNTY, KANSAS

GENERAL INFORMATION

CONST: Frame/Brick
LOT SIZE: 25' x 125'
AGE: 1910
2009 TAXES: \$1,563.77

A/C: (Comm. Bldg) Central
 (Apartments) Window Air
HEAT: (Comm. Bldg) Forced Air Gas
 (Apartments) Electric Heat

AVG CITY BILL: \$104.99 (Comm. Bldg)
 \$445.90 (Apartments)
AVG GAS BILL: \$57.24 (Comm. Bldg)
 \$83.38 (Apartments)



STOCK REALTY & AUCTION CO.

Land Brokers and Auctioneers

Residential Services

390 N. FRANKLIN, SUITE 100
 COLBY, KS 67701

OFFICE: 785-460-7653 (SOLD) FAX: 785-460-7658

MOLLY J. OLIVER, RESIDENTIAL SPECIALIST

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Residential
 785-462-6133



- *Commercial Building (Prime Location in Downtown Colby)
- *Approximate 3,125 Sq feet
- *Newer Carpet in main commercial area in 2005
- *Seller states newer roof in 2004 with a 15 year warranty
- *New Furnace installed for main floor in 2008
- *Partial Basement
- *Current insurance covers building, and liability runs aprox. \$3,000 per year

APARTMENTS UPSTAIRS

- *Total of 6 units renting on a 6 month lease currently
- *1 large unit rents at \$500 per month
- *4 units rent at \$375 per month
- *1 unit rents at \$450 per month
- *Utilities paid by landlord
- *Each unit has a range, refrigerator and window air unit
- *Top floor apartments have electric heat
- *Laundry area for tenants

WOW (Business)

- *Started in 2005
- *New Tread-mil
- *Includes all workout equipment
- *Includes computer/printer
- *Software program for easy management of business
- *Seller reports there have been 300 past and present total members
- *Currently 52 active members
- *Yearly Income for past 3 years available to qualified interested buyers.