

AVAILABLE > RETAIL SPACE

1547 East 23rd Street

LAWRENCE, KANSAS



Price Reduced!



Property Description

This freestanding building is located just west of the 23rd and Harper intersection, with easy access to K-10 Highway. It is positioned near retail, restaurants, and professional services. The location is highly visible to a traffic count of 30,000± cars per day. The site has a frontage exposure of 160 feet, directly facing K-10 Highway with wide open display areas. The property is accessible from both Harper and 23rd Streets, and features two overhead doors. There are 18 parking spaces in front, along with prominent pole signage. The property is available for sale or lease at a rate of \$5.00 PSF, NNN.

Property Highlights

- > 27,216 SF building
- > 69,696 SF lot
- > Built in 1987
- > Zoning - CS - Commercial Strip
- > Lease rate - \$11,340.00 monthly, NNN
- > Sale price: ~~\$1,350,000~~ **\$1,195,000**

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1547 East 23rd Street > Aerial Views

