

FOR SALE › LAND REDEVELOPMENT



# 1803 West 6<sup>th</sup> Street

LAWRENCE, KANSAS

**Price Reduced!**



## Property Description

This large banquet facility is situated on a 3.4± acre lot, directly accessible from West 6th Street. The property includes a bar with a game room, pool room, kitchen area and outdoor deck. There are three large banquet halls. The main level hall includes an upper mezzanine and a built-in bar. The larger of the lower level banquet halls offers a small stage and wood flooring. The second lower hall has been used as a bingo room and is adjacent to a full kitchen. The property has abundant parking across multiple lots and grade-level entrances in back for deliveries. Redevelopment opportunities exist with such a sizeable lot!

## Property Highlights

- › Lot size: 3.4± acres
- › Building size: 16,588 SF
- › Built in 1966 and 1990
- › Zoning: RSO - Single Dwelling Residential/Office and CS - Commercial Strip District
- › Sale price: ~~\$795,000~~ **\$789,000**

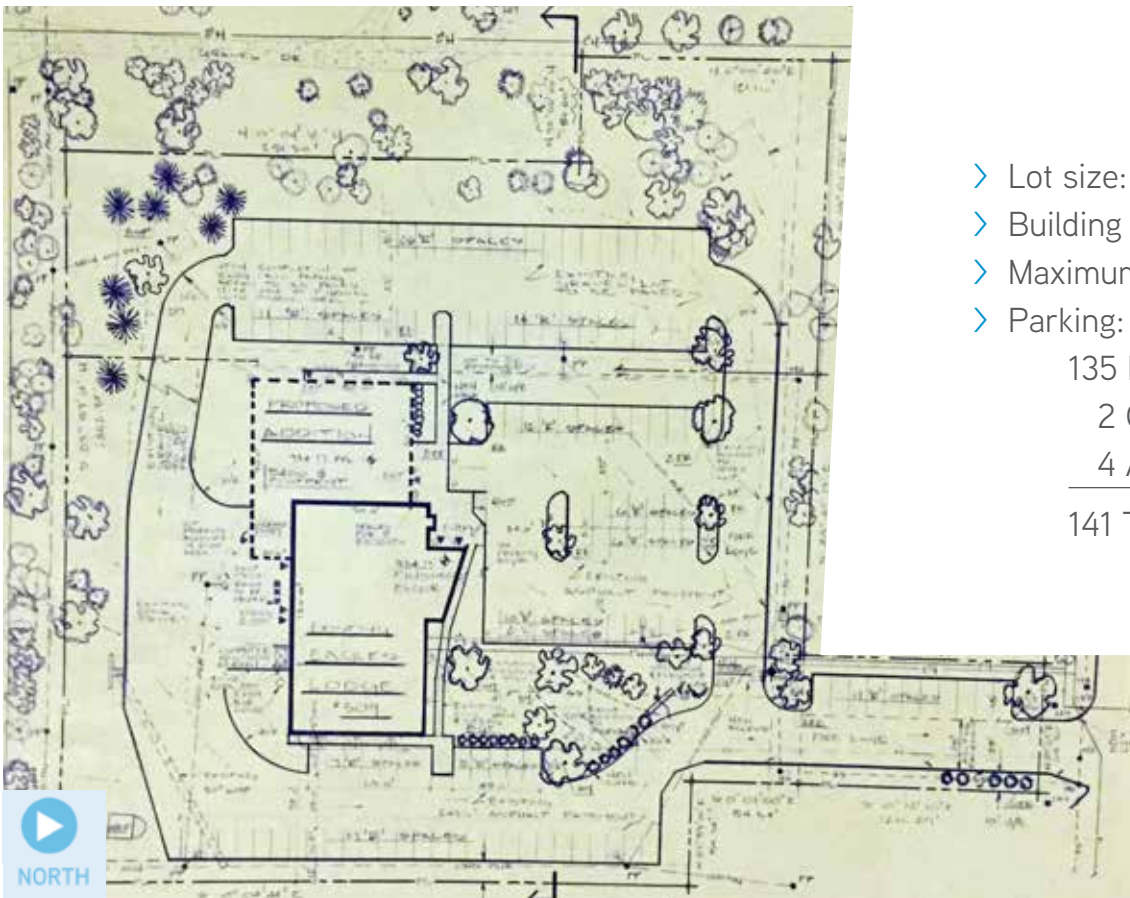
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## 1803 West 6<sup>th</sup> Street > Aerial View



## 1803 West 6<sup>th</sup> Street > Site Plan



- > Lot size: 3.4± acres
  - > Building size: 16,588 SF
  - > Maximum Occupancy: 1,107
  - > Parking:
    - 135 Regular
    - 2 Compact
    - 4 Accessible
- 
- 141 Total Parking Spaces



