

FOR SALE › INVESTMENT OPPORTUNITY › RETAIL SPACE

1000-1008 Massachusetts

LAWRENCE, KANSAS



Property Description

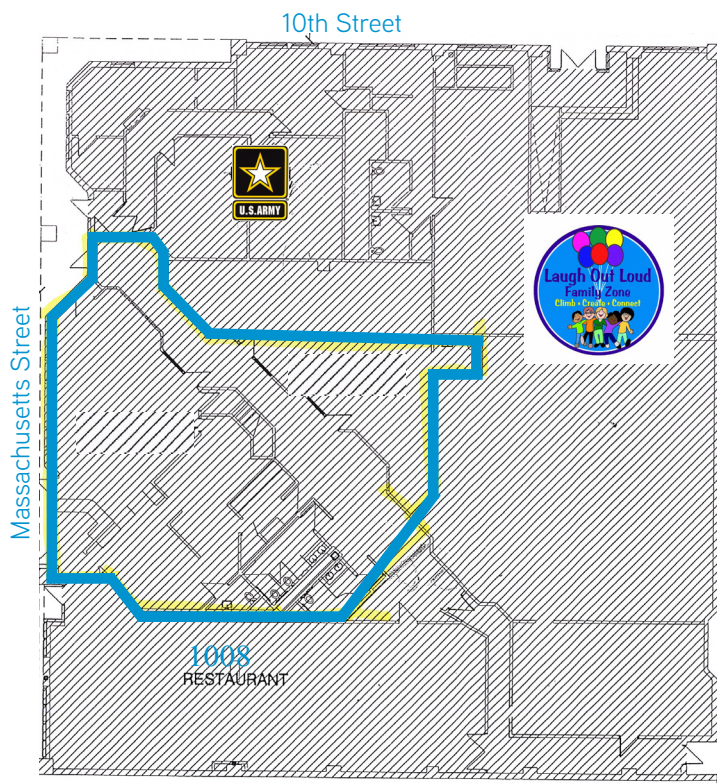
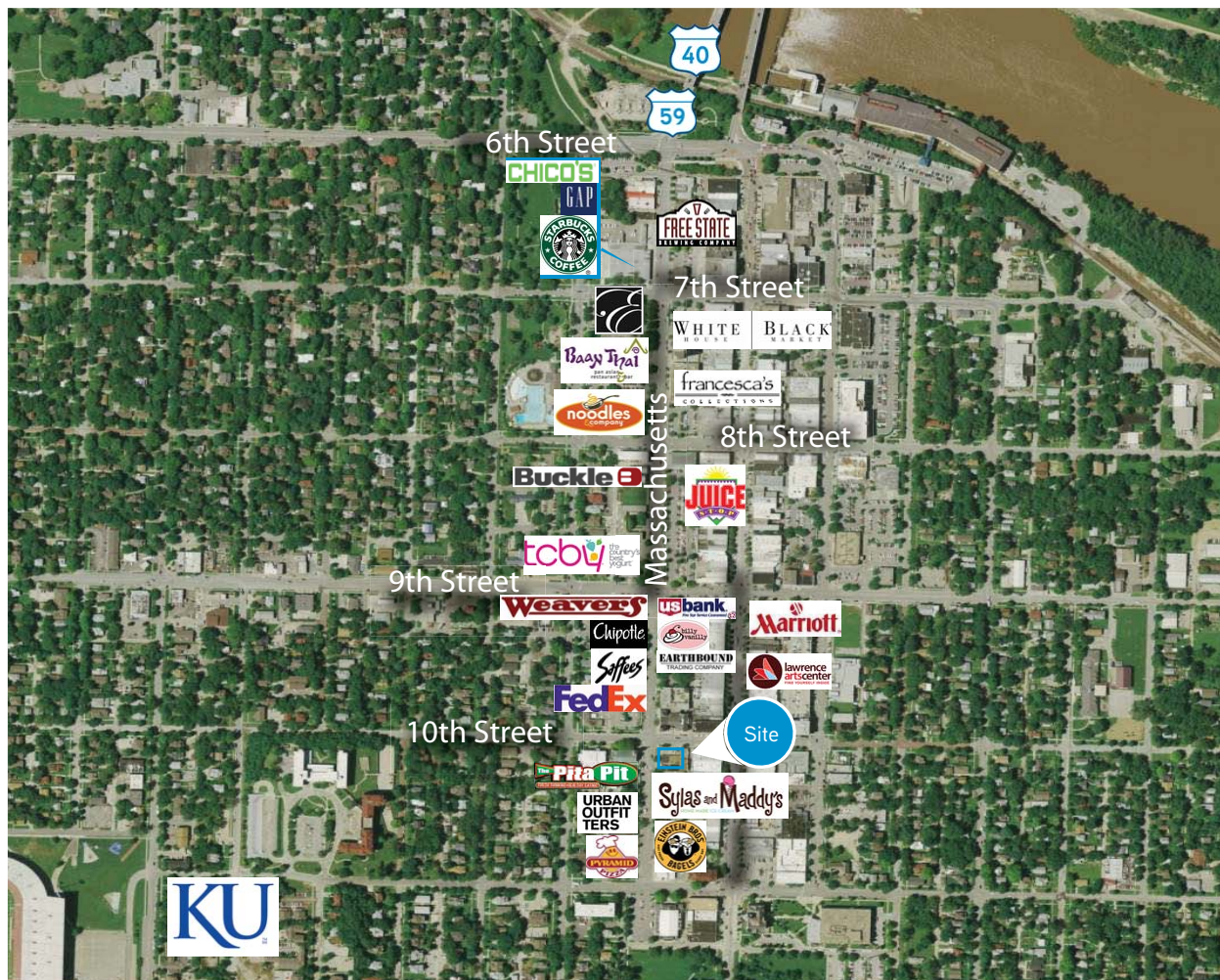
This property is a one-story, multi-tenant building with 125' of prime Massachusetts Street frontage. Ideally situated on the corner of 10th and Massachusetts Streets, near a 500+ car parking garage, the site offers excellent access and visibility for both vehicle and pedestrian traffic at a signaled intersection. The building has potential for 18' to 20' ceiling heights. This is a rare investment opportunity in Downtown Lawrence with the building nearly 100% leased.

Property Highlights

- › Lot size: 14,625 SF
- › Building size: 14,113 SF
- › Originally built in 1920, with various major renovations
- › Zoning: CD - Downtown Commercial
- › Sale price: \$1,900,000

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Current Floor Plan & Renovation History

- › Laugh Out Loud:
1994 remodel included:
New HVAC, electrical and plumbing, and interior
Fireproofed exposed metal 50' and 75' girders
- › 1008 Massachusetts:
2000 remodel included:
New HVAC, electrical and plumbing, and interior
- › Army Recruiting Office:
2011 remodel included:
New HVAC, electrical and plumbing, and interior

Additional investment information available upon
completion of Non-Disclosure Agreement.

Please contact our office for more details

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