

# S I T E   D A T A

<b>ALL OCCASIONS BUILDING</b>	
Location:	<i>115 W. 5th Street Newton, KS 67114</i>
Number of Buildings:	<i>1</i>
<u>Square Feet:</u>	
Retail Space	<i>2,400</i>
Storage:	<i>576</i>
Total Square Feet:	<i>2,976</i>
Previous Use:	<i>Retail Liquor Store</i>
Condition of Building(s):	<i>Good</i>
Year Built:	<i>1990</i>



Sale Price:	<i>\$94,500.00</i>	Date Available:	<i>Immediately</i>
Lease Price:	<i>\$600 + Taxes &amp; Insurance</i>		

**REMARKS:**

This building is located in the downtown business district just one-half block from the main street, a highly traveled area. The cinder block building has store front windows, a front and back entrance for easy access. With the store being a former liquor store it is equipped with two large walk-in coolers with approximately 20 customer service doors. The new owner can paint, carpet, put in a sales counter, and metal shelves for about \$5-6K plus inventory and be ready to open for business. The building is equipped with two sets of security cameras, heating and air conditioning units, one restroom and an office space. The property has space for expansion of the building. There is adequate parking in front of the building.

<b>CONTACT:</b>
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