

# **821-831 Iowa St. Near Intersection Ninth St & Iowa St.**



- **Price: \$950,000**
- **Building Size: 4,200 SF**
- **Price/SF: \$226.19**
- **Property Type: Retail**
- **Property Sub-type: Free Standing Bldg**
- **Property Use Type: Vacant/Owner-User**
- **Lot Size: 48,217.80 SF**

**An excellent location for any new venue, previous uses include Village Inn Restaurant & Moon Bar. Building in very good shape exterior on large rectangular lot, 15 ton of HVAC only 6 years young, Lots of parking, two entrance & exits, off Iowa or 9th Streets. Don't miss out on this rare opportunity to get a great location in Lawrence, KS**

**Lawrence Kansas is located 20 miles East of Topeka and 35 miles West of Kansas City. Douglas County is home to the University of Kansas Jayhawks, Haskell Indian Nations University and Baker University. Very highly educated work force. Great access along 59 & K -10 Highways & I 70. The building faces Iowa Street which is one of Lawrence's main thoroughfares and stronger retail corridors, 9th & Iowa has over 40,000 cars per day.**

