

LISTED AT
\$170,000

360 N. FRANKLIN AVE
COLBY, KS

PROPERTY FEATURES

- FRONT LOBBY/ TELLER AREA
- BATHROOMS: 2
- KITCHEN/STAFF AREA
- RAMP ACCESS FOR ENTRY
- 3 SAFES
- GREAT DOWNTOWN LOCATION
- LARGE FIREPLACE
- MULTI-OFFICE OPTIONS



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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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- Lot size: 14,375 Sq feet
- Sq feet on main floor 5,564 Upper level to develop, 5,564, then basement storage area
- Staff area off kitchen 13' x 14' 7"
- An updated air unit
- Kitchen appliances (range, refrigerator, micro wave...as is)
- Kitchen 14' x 23'
- Front lobby area/teller area 46'10" x 45' 2"
- Front office 12' x 15'2"
- Room 20' x 23'
- Back Room 17' 6" x 24'
- Office 12' x 15'6'
- Two bathrooms

C1 -ZONING

AGE: 1938

LOT SIZE: 14,375 SQ FT

HEAT: FORCED AIR GAS

A/C: CENTRAL

ON & OFF STREET PARKING

ESTIMATED TAXES: \$6,200/YR

* ESTIMATE BY COUNTY APPRIASER
DETERMED BASED ON SALE PRICE

ABOUT THE PROPERTY

- *Commercial Building In Downtown Colby
- *Commercial Real Estate Investments can provide a stable, low-volatility method for diversifying your investment portfolio.
- *This building has been used for retail, office and banking businesses.
- *The City of Colby is offering it for sale "AS IS" where is and encourage offers.
- *Unlike investments like stocks, bonds, or mutual funds, investing in commercial real estate provides you with security investing in a tangible asset.
- *There building is still set up with a great bank location or loan company site. With the vaults in place and teller windows plus private office spaces, plus conference room area.
- *There are additional areas on the main floor of the building that can be utilized plus two bathrooms.
- *There is a basement, that has been great area for storage and features an older safe.

- *The upper level of the building offers a private entry and can easily be converted to apartments to diversify the asset.
- *There is also a spacious kitchen area with staff planning area.
- *There is a focal point that will capture customer, clients' eyes with the large fireplace wall in lobby
- *There has been a portion of the roof replaced.
- *There is a large paved parking lot to the south of the building, offering amazing off street parking.
- *One safe is a Victor the front Safe is a Master
- *Ramp in front entry area for handicap accessibility
- *This could easily be developed into so many various ideas and plans. The City of Colby again desire all offers to be delivered.

Contact Molly today for a viewing of this commercial building with a great history.



LEGAL DESCRIPTION: Lots 8,9,A12,13 109-31-30-39-006 is tied to this parcel, in Block 1 of Colby Addition to the City of Colby, Thomas County, Ks.