

LISTED AT
\$155,000



**310 N. FRANKLIN
COLBY, KS**

PROPERTY FEATURES

- DOWNTOWN COLBY LOCATION
- CURRENTLY GOLDEN TAPEI ASIAN RESTAURANT
- HAS LARGE UPSTAIRS LIVING QUARTERS
- LOTS OF EQUIPMENT & FIXTURES INCLUDED
- MAIN FLOOR 2,225 +/- SQ FT
- MANY UPDATES COMPLETED
- BASEMENT AREA IS STORAGE
- FOR MORE DETAILS VISIT WITH LISTING AGENT



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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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MAIN FLOOR: 2,204+/- SQ FT

Dining Area: 23' x 45'

Cash Register Area: 11' x 13' 6"

Kitchen: 23' x 40'

2ND FLOOR: 2,204+/- SQ FT

LR: 23' x 26'

BR: 14' x 20'

Hall: 8' 4" x 22'

BR: 15' x 14'

Bath: Full 8' x 2"

KIT/UTIL: 8' x 8'

CONSTRUCTION: FRAME/BRICK

HEAT: FORCED AIR GAS

2022 TAXES: \$1,933.80

AGE: 1907

A/C: CENTRAL

AVG CITY BILL: \$ 722.40/MO

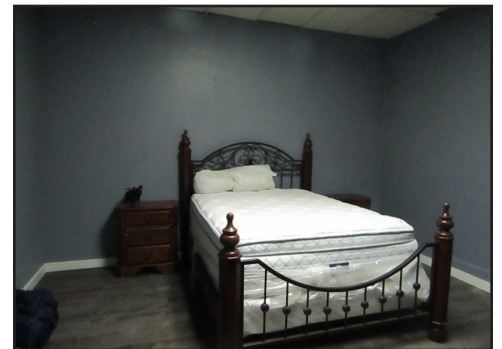
LOT SIZE: 3,139 SQ FT

AVG GAS BILL: \$ 460.13/MO

**AVG'S BASED ON CURRENT OWNERS' USAGE*

ABOUT THE PROPERTY

- Building is currently Golden Taipei Asian Restaurant and includes most equipment/fixtures
- This is one of the oldest operating buildings in town
- There has been many updates on main floor and on 2nd floor.
 - Main floor updates: interior paint, new flooring, lots of updated electrical to meet City Code, new central air in 2020, interior stairway added to upstairs level. Bathroom
 - Upstairs updates: remodeled into a living area. The small kitchen area is the only area not updated. Has new interior paint, floors, wall heating and air units. There are 2 escapes/exits from the upstairs living quarters.
- The upstairs area would be a great rental income property or it is large enough to make into 2 apartments. Perfect living quarters as is for current building owner as current owner is using.
- Upstairs is wall heat and window a/c
- Seller is including fixtures, equipment (with exception of wall decorations, painting, flags, etc.) in the sale.
 - Base list of equipment "as is": 2 walk-in coolers , stainless steel prep tables, dishwasher , metal shelving, deep fat fryer, tables, chairs, booths, dinnerware, glasses/cups, serving utensils, prep pans, range/cooker, and washer and dryer in 2nd level. (note: soda machine is rented and not included)



LEGAL DESCRIPTION: BLK 21 ALL LOT 17 & PT OF LOT 20 BEG AT PT 63.55' W & 25.01' N OF SE COR LOT 20, TH W1.7', S8', E1.7', N8' TO POB
COLBY ORIGINAL, CITY OF COLBY, THOMAS COUNTY, KANSAS