

FOR SALE

Commercial Building

3620 Legion Ln, Saint George, KS 66535



Sale Price: \$450,000
Lot Size: 1.85 ac m/l
Building Size: 4,800 Sqft
Vehicles/Day: 12,500 (Total) - 780 (Commercial)
Zoning: PUD
Useability: Currently Single Use Building with options for expanding or dividing space.



Property Highlights:

- Large corner lot with high visibility from Highway 24 and from Legion Lane
- 12,500 Total Vehicles per day with 780 being commercial
- Turnkey Commercial Building ready for immediate use
- Large Conference and training space in basement
- Expansive outdoor deck overtop of walk out basement
- Versatile layout allowing for multiple design options
- 2 story layout with multiple entrances allows for transition into multi-tenant lease space
- Large lot has ability for additional options

Strategically located on the intersection of Highway 24 and Legion lane this turn key commercial property is ready for immediate occupancy. The open concept layout of the interior allows for a large assortment of uses. Office Spaces, Medical Facilities, Store Fronts, Call Centers, Construction and Engineering Firms, Day Cares, and more will find this an easily operated facility. Ability to subdivide for multi-tenant usage with dedicated entrances on the main floor and in the basement allow for several groups to utilize the space at the same time.

The main floor features a large office, conference area, break room, and then an open concept main area. The basement is divided between a large open area and a storage and maintenance area. Have a need for a training facility or a desire to have a daycare for your staff or even operate a pod-style teaching facility, this is the space you've been looking for! The large lot is arranged to allow for additional ancillary buildings as well as storage shed options. This property is priced to sell! Contact Eric Neilson at 785-556-5727 or via email at eric@milestoneks.com today to schedule your showing.



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3d Tour Available:



<https://my.matterport.com/show/?m=4G81WmL3Far>

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