

FOR SALE

**3203 SW 10th Street
Iconic Sports Bar
DUTCH GOOSE**



Improvements: 1234 Sq. Ft. **LIST PRICE:** \$149,000.00
Lot Size: 10,680 Sq. Ft. **Year Built:** 1920
Features: 500 sq. ft. basement for office and storage **Real Estate Taxes:** \$3,270.00
37 ft. X 11 ft. outdoor patio area
Comments: - Many floor joists replaced and/or reinforced.
- New plumbing & electrical in bar area.
Business, equipment, furnishings and inventory also available for \$45,000.00.

**CONTACT:
Dick Laird
Associate Broker
Associated Commercial Brokers Co.
1111 SW Gage Blvd., Suite 100
Topeka, KS 66604
(785) 228-9494
Email: laird@acbcomp.com
Website: www.acbcomp.com**