

5805-5809 MERRIAM DRIVE
MERRIAM, KANSAS 66203

FLEX FOR SALE OR LEASE | 8,200± SF

PROPERTY FEATURES

- For Sale: ~~\$670,000 (\$82/SF)~~ **Price Reduction - \$635,000 (\$77/SF)**
- For Lease: 2,300± SF available for lease
 - **5807-A Merriam Drive (2,300± SF)**
 - » \$2,100/MO Gross (\$10.96/SF) plus \$150/MO CAM
 - » 1 rear overhead, drive-in door
- Premium flex property for sale or lease (consists of 4 spaces)
- 12' clear height
- Renovated in 2012/built 1987
- Excellent location in Downtown Merriam just off I-35 and Johnson Drive
- Traffic counts: Merriam Drive - 15,000 CPD | I-35 in vicinity of Johnson Drive - 128,000 CPD
- Ample parking: 20 parking spots and public parking in close vicinity
- Land size: .5± Acres
- Zoning: C-2, Retail Commercial
- 2017 Taxes: \$11,147 (\$1.41/SF)



For more information, please contact:

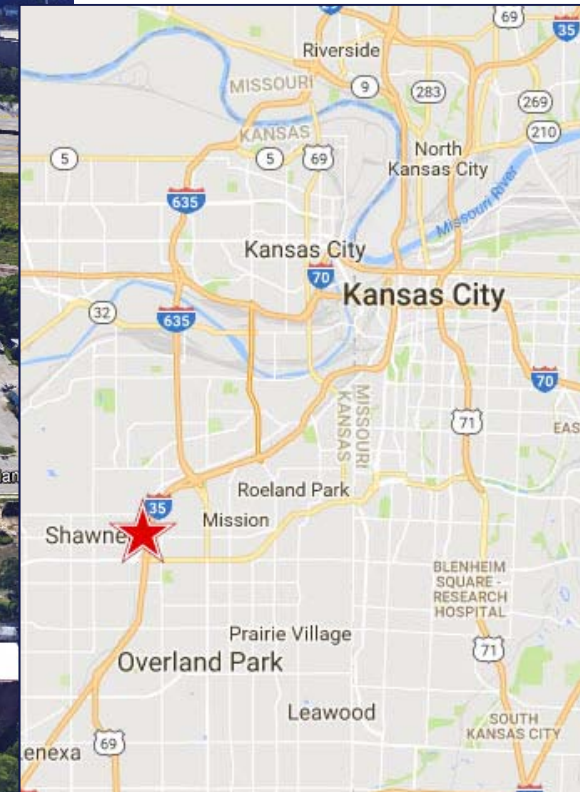
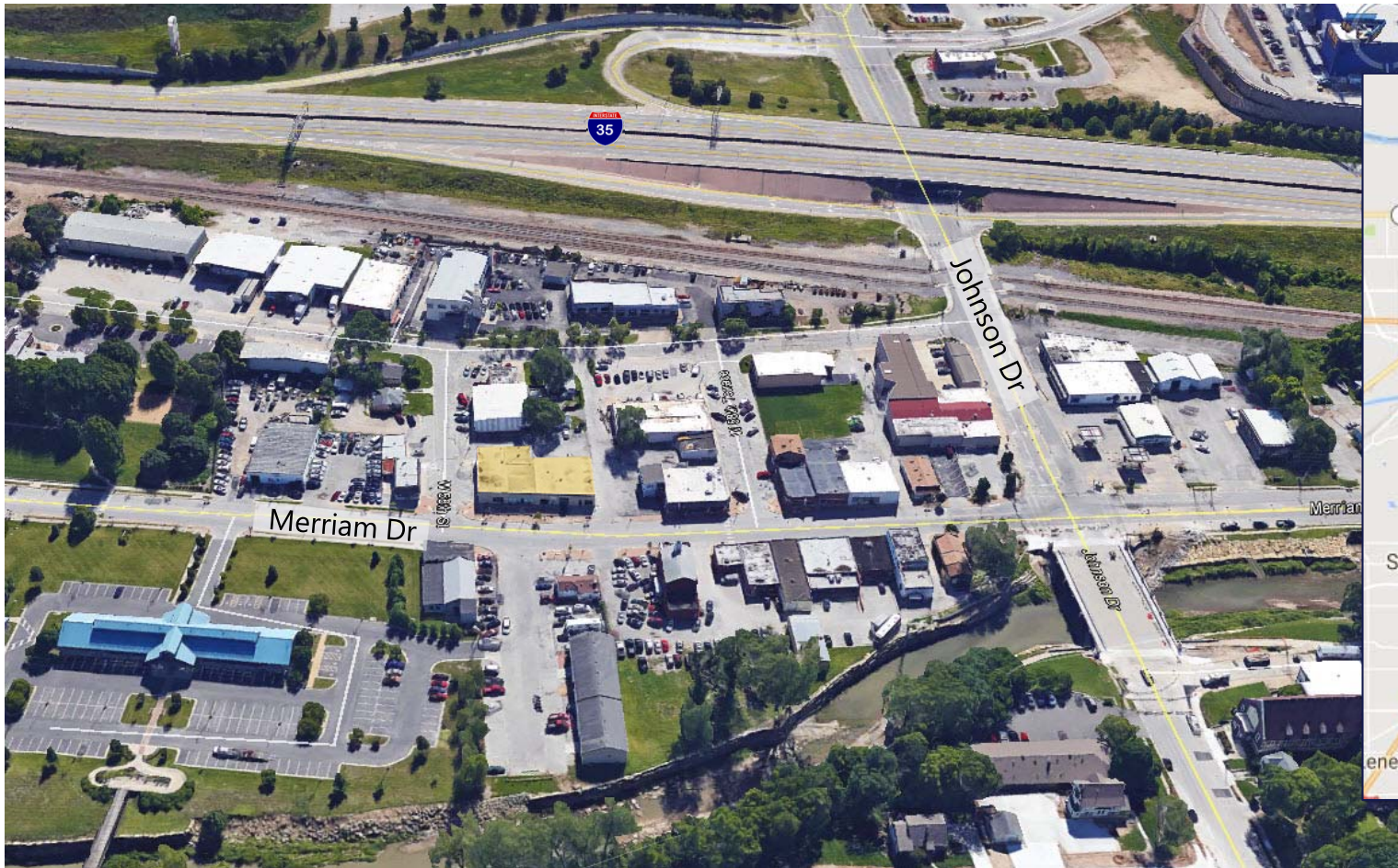
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