

INDUSTRIAL PROPERTY FOR SALE WITH RV AND BOAT STORAGE INCOME

31 SE 100TH ST. N., LEON, KS 67074



FOR SALE



SALE PRICE: \$800,000

BUILDING SIZE: 9,618 SF
LOT SIZE: 4.7 A
YEAR BUILT: 2005
ZONING: RR
2025 TAXES: \$23,049.73

CURRENT & POTENTIAL INCOME

50 Covered RV Spaces - 40 Leased
8 Exposed RV Spaces
31 Semi-Truck and Trailer Parking Spaces
Current Gross Income - \$45,600/yr.



TRAFFIC COUNTS

U.S. Rte 400 5,974 VPD



PROPERTY HIGHLIGHTS:

- **Strategic Location** near US-400 & US-54 with convenient access and strong visibility.
- **9,618 SF Warehouse** in excellent condition, ideal for an owner-user or investor seeking additional income.
- **4.7 Acres** with expansion potential for additional covered RV & boat storage.
- **Established RV & Boat Storage** with existing supplemental income and additional upside.



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Brandon Mitchell | 913.217.5187 | bmitchell@reecenichols.com

Ryan Kerr | 316.775.8900 | ryankerr@reecenichols.com

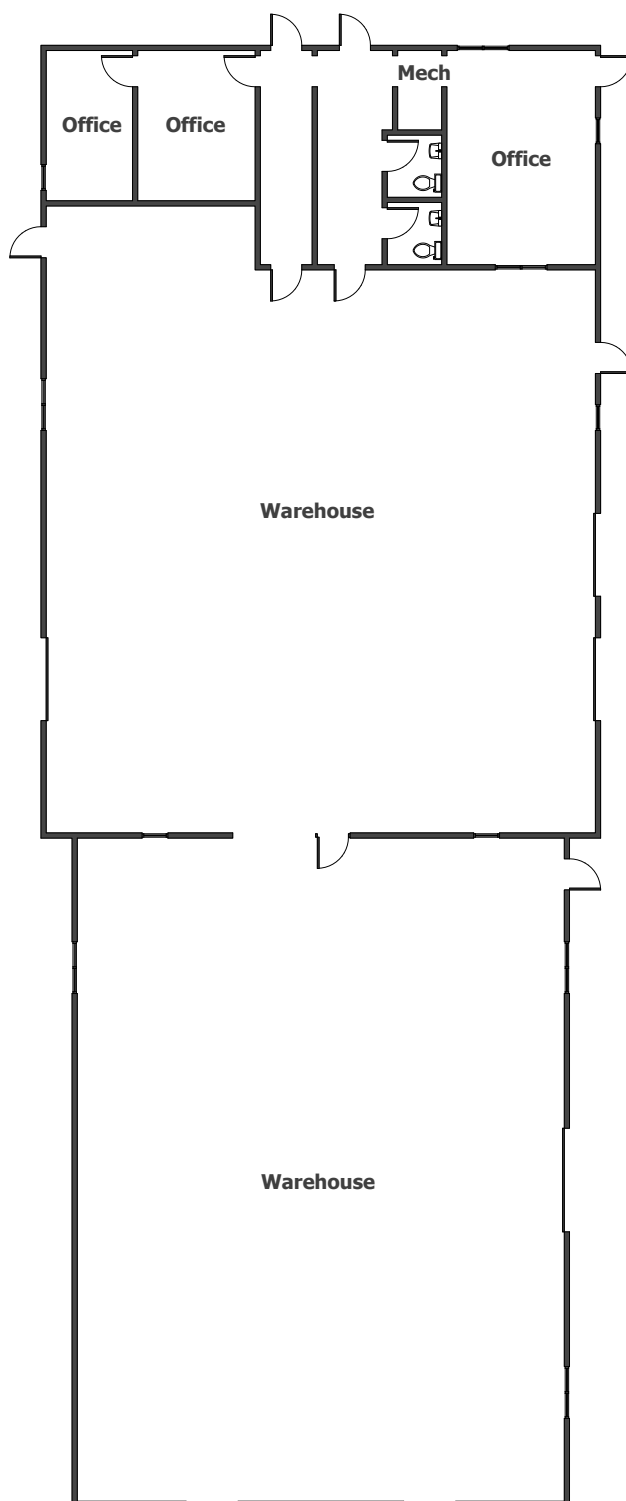
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FLOOR PLAN



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