INDUSTRIAL PROPERTY FOR SALE WITH RV AND BOAT STORAGE INCOME

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

FOR SALE



SALE PRICE: $749,000

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

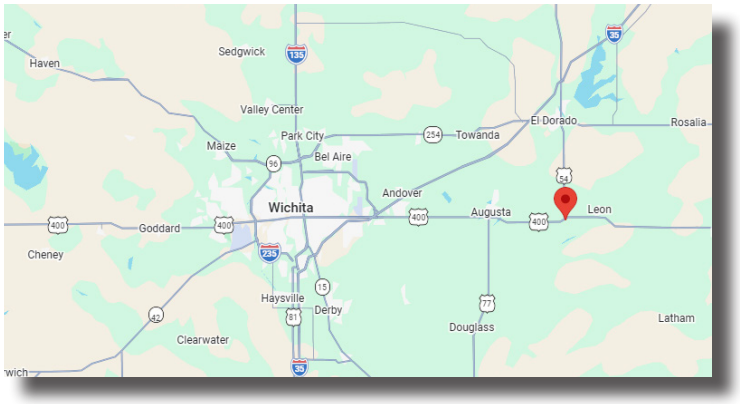
8 Exposed RV Spaces

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.

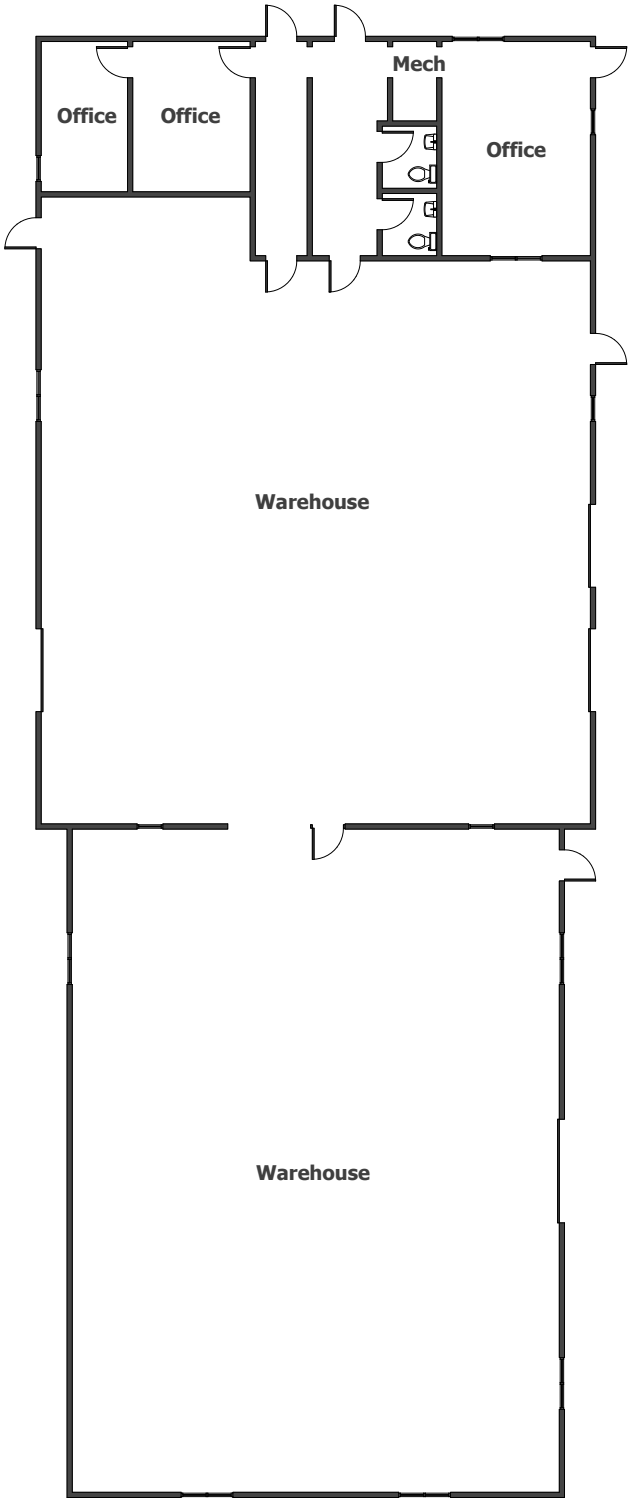
Offered Exclusively By:

Brandon Mitchell | 913.217.5187 | bmitchell@reecenichols.com
Ryan Kerr | 316.775.8900 | ryankerr@reecenichols.com
Tim Kerr | 316.218.5150 | timkerr@reecenichols.com

INDUSTRIAL PROPERTY FOR SALE WITH RV AND BOAT STORAGE INCOME

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

FLOOR PLAN



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
Tim Kerr | 316.218.5150 | timkerr@reecenichols.com

INDUSTRIAL PROPERTY FOR SALE WITH RV AND BOAT STORAGE INCOME

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

FOR SALE









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
Tim Kerr | 316.218.5150 | timkerr@reecenichols.com