## 215 N. Meridian, Newton, KS

### BIDDING ENDS AUGUST 15, 2023 @ 2:00 PM CT



### Free-Standing Daycare Facility

### SITE SIZE 43,560 SF

10,000 01

**BUILDING SIZE** 9,572 SF

YEAR BUILT 2003

#### ZONING

C-2 GENERAL BUSINESS DISTRICT

#### **2022 TAXES**

GENERALS: \$15,849.14 SPECIALS: \$ 380.00

#### **TRAFFIC COUNTS**

N. MERIDIAN & 1ST ST.: 3,741 VPD

#### PROPERTY HIGHLIGHTS

- Owner/user opportunity situated in Newton, Kansas.
- Turnkey operation. The property is fully outfitted to operate as a daycare.
- Equipped with a state-of-the-art audible fire system that meets or exceeds the 2013 childcare fire code.
- Newly renovated playground for children of all ages.
- This property has undergone a major recent remodel, including the replacement of the HVAC and furnace, plumbing updates, new carpet, exterior siding, window replacement and new fencing.
- Ample parking is available on-site, with over 30 door-side parking stalls.
- The property is close to major highways.

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE	36.4	37.1	37.3
S POPULATION	3,064	20,017	21,101
AVG. HH. INCOME	\$89,483	\$87,511	\$87,375







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Kevin Howell, Auctioneer

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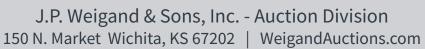
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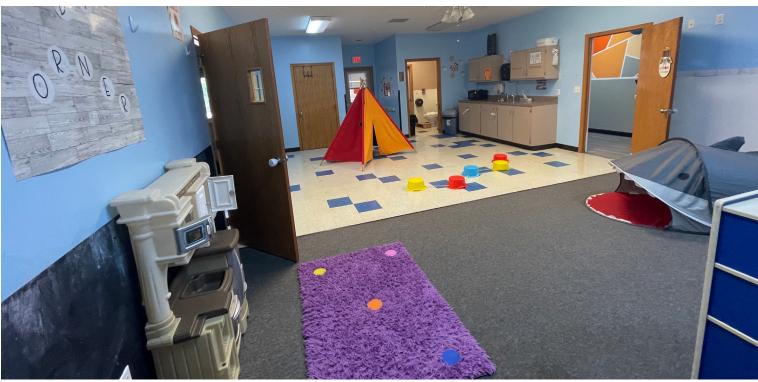
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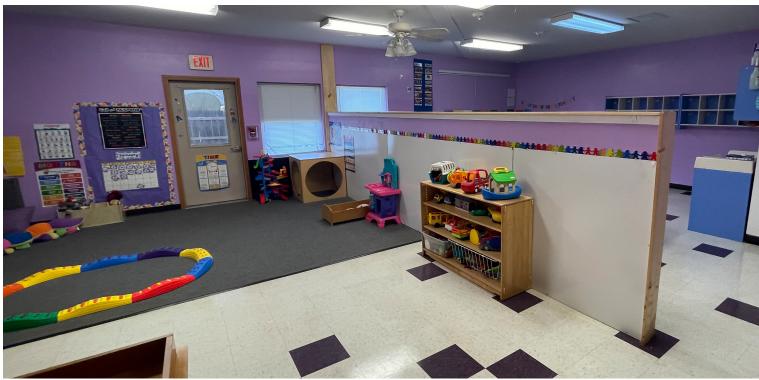
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