

Property Client Full

12 N Main Street, Fort Scott, KS 66701
 MLS#: **2353602** Status: **Sold**
Commercial
 Area: **998 - Other Kansas Area**

County: **Bourbon**
 L Price: **\$163,000**
 S Price: **\$160,000**



Type: **Retail**
 Use: **Retail**
 Tot SF: **6,988** # Stories: **2** Zone: **Comm**
 Min SF: Max SF: Brk ID: **FDREAL**
 Lsz: **4,680 - Square Feet** Agt ID: **405500080**
 Name: **Country Cupboard**
 L/S: **Sale**
 Age: **101 Years/More** Yr Blt: **1895**
 Legal: **F-15 FORT SCOTT, S 2' LOT 6 & N 37' LOT 8 BLK 69**

General Information

Leased: **No** Curr Lse: Flood: Cap Rt:
 Op Exp: City Street Grs Inc: Net Inc:
 Road: **City Street** Occupy: **Owner To Vacate**
 Parking: **On Street** Location: **City Location** Streets:
 Utilities: **Electric, Gas, Sanitary Sewer** City Limits:
 Interior:
 Exterior:
 Security:
 Accessibility:
 Maint Pr:
 Ceiling Height:

Remarks & Directions

Both new and established residents find much to appreciate in historic Fort Scott, KS. One of the gems of Fort Scott continues to shine at 12 N. Main Street downtown. Country Cupboard was a family owned business located in the Liepmans Clothing House building. When taking the first step inside, there is a sense of historical significance and the timeless elements in this grand building are both nostalgic and capture your interest and creativity looking forward. There are high ceilings with designs pressed into tin plates, period pendant lights, beautiful staircase and hardwood floors under the existing floor covering. The second floor features a birds eye view of the Fort Scott National Historic Site and grounds and is a clean slate for loft living. Rewind the clock, set up an appointment to experience this property and imagine yourself on Main Street in down town Fort Scott! Fixtures and furniture are negotiable.

Directions: **Highway 69 and Wall Street turn right and go West to Main St., turn North on Main Street property is on left side of the street**

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	0	Bs Yr:		Allow:		Includes:	Gift Shop
Whs SF:		U-R:	Usable			# Empl:	Building Only
Clr Ht:	14	Allow:				Open:	
#Drv In:	0						
#Dock:	0						
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

Financial Information

Will Sell: **Cash, Conventional** HOA: **/**
 Tax: **\$2,556** Spc Tax: **\$0** Total Tax: **\$2,556** Tax Comm: