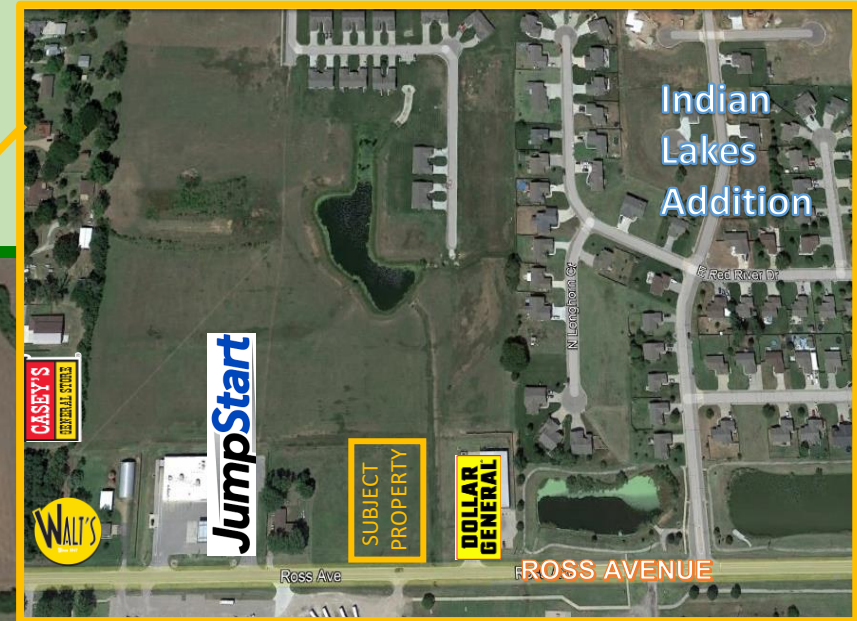
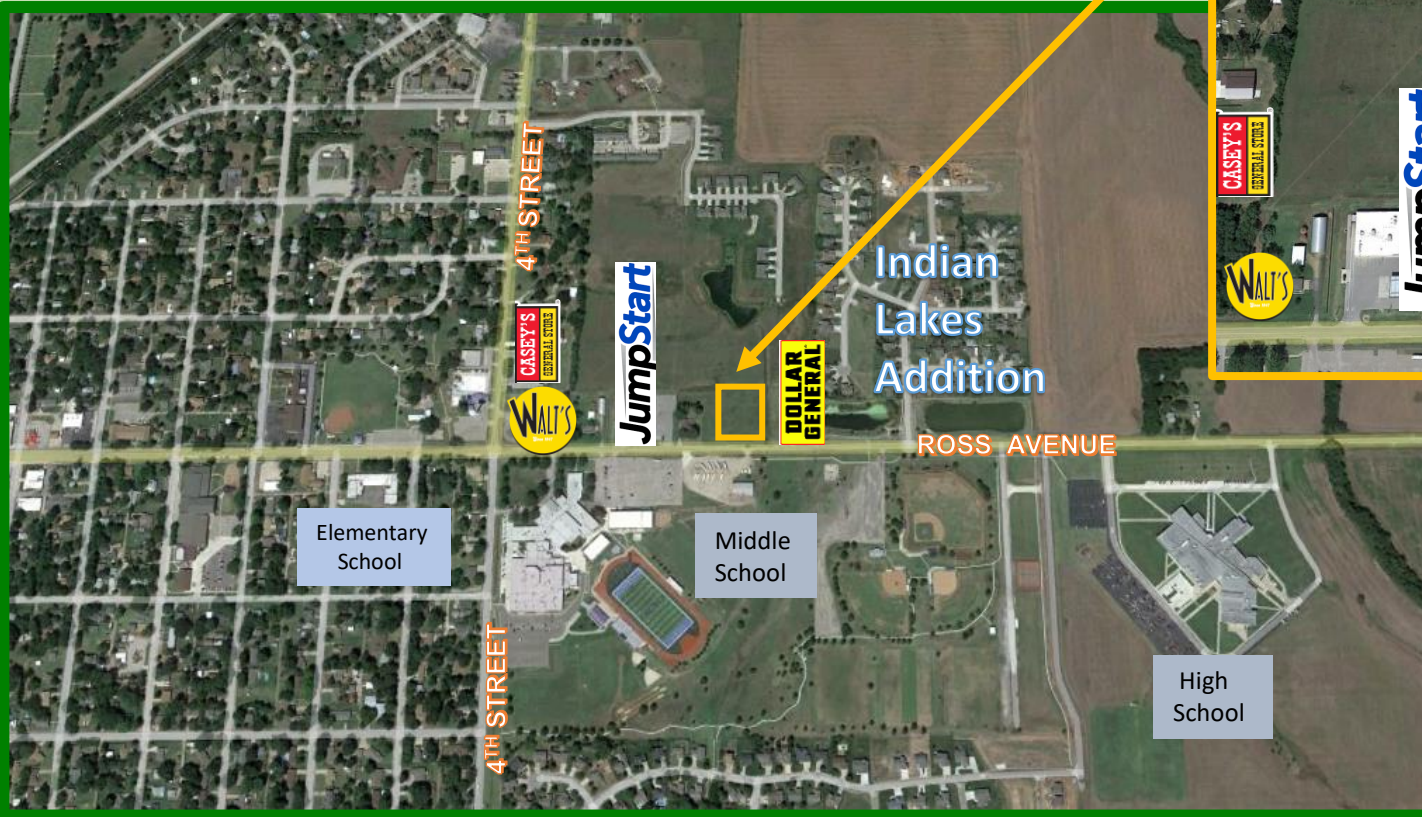


# Clearwater KS Commercial Lot For Sale 4<sup>th</sup> Str & Ross Ave- Indian Lakes 2<sup>nd</sup> Addition

Great Location for Office, Restaurant, Retail



- Close Proximity to Subject Property
- New Residential Developments
- Casey's General Store
- Walt's Burgers
- Jump Start
- Dollar General
- Clearwater Schools

54,056 Square Foot Lot with 223' of frontage on Ross Avenue Zoned C-2 General Commercial

One access opening allowed onto Ross Avenue

Traffic Count: Ross Ave 6,620 VPD and 4<sup>th</sup> Str 6,496 VPD

2021 Taxes \$2,194.27

**Sales Price: \$220,000**



Dwayne Dugan (316) 619-3547

8110 E 32<sup>nd</sup> Str No Suite 150 Wichita KS 67226