

Beautiful Exposed-Brick Loft

412 State Street, Augusta, KS

Saturday, June 23, 2018 - 10:00 AM

   **3000** **3** **2** **1**

Lot Size Rooms Bathrooms Bedrooms

Property Features

- City Views
- Air conditioning
- Wet Bar
- Forced Air Heat Gas
- City Water
- Public Sewer
- Hardwood Floors
- Warehouse
- Loading Dock Simi Helgh
- Retail Space
- Over Head Doors
- Loft

TERMS

Auction Held on Site Saturday June 23 rd 10:00 AM. Auction starts at 10:00AM Sharp. The successful bidder, will be required to sign a Contract for purchase and deposit 10% of total bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements. The sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is balance in immediately available certified funds at closing on or before July 30, 2018. For additional Terms, Conditions and information visit <https://www.sudduthrealty.com/auctions/> and click on downloads.



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A beautiful downtown loft apartment and an abundance of warehouse space provides a multitude of opportunities for those looking for something unusual and innovative in downtown Augusta. The beautifully appointed loft apartment features new wood flooring and exposed brick from the original structure built in 1918. Multiple windows provide natural light and windows in the front of the loft provide a unique, historic view of downtown Augusta.

Finished living areas include a large, open living space, full bath, full functioning kitchen with refrigerator, stove and microwave, tons of cabinets and a large, exclusive, baseball card-themed counter and eating bar. Use your creativity to complete the remaining 24' x 31' unfinished loft space to make it your own bringing the total loft apartment square footage to 1,631. The ground floor warehouse has 2800 sq. feet of space with State Street store-front access perfect for a downtown business. Other warehouse amenities include one finished bathroom, closet, oversize entry door and oversize garage door for entry from the alley-accessed loading dock. The warehouse and the loft are supported by two separate HVAC units. Bring your dreams to life with this rare and distinctive property.



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