

BUILDING FOR SALE - DOWNTOWN MEADE, KANSAS

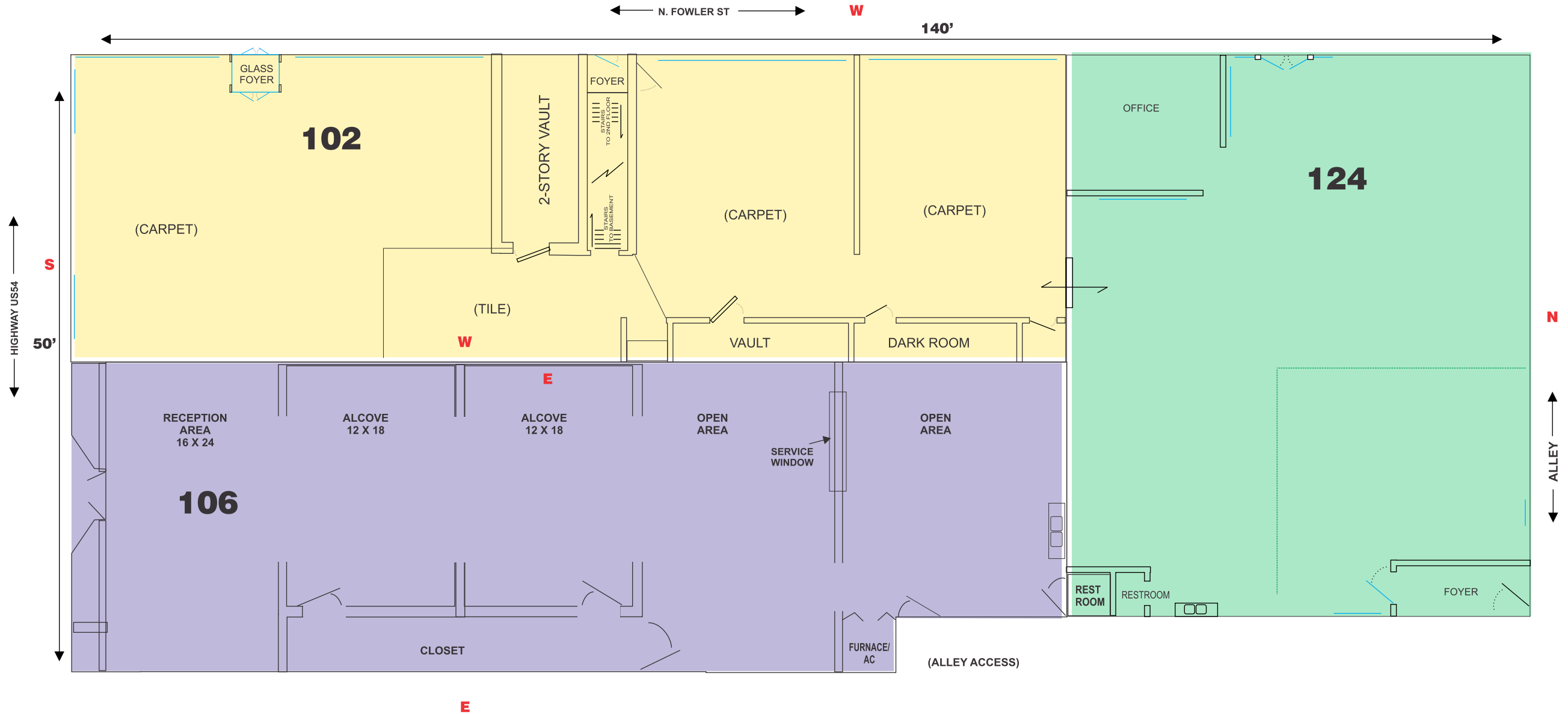


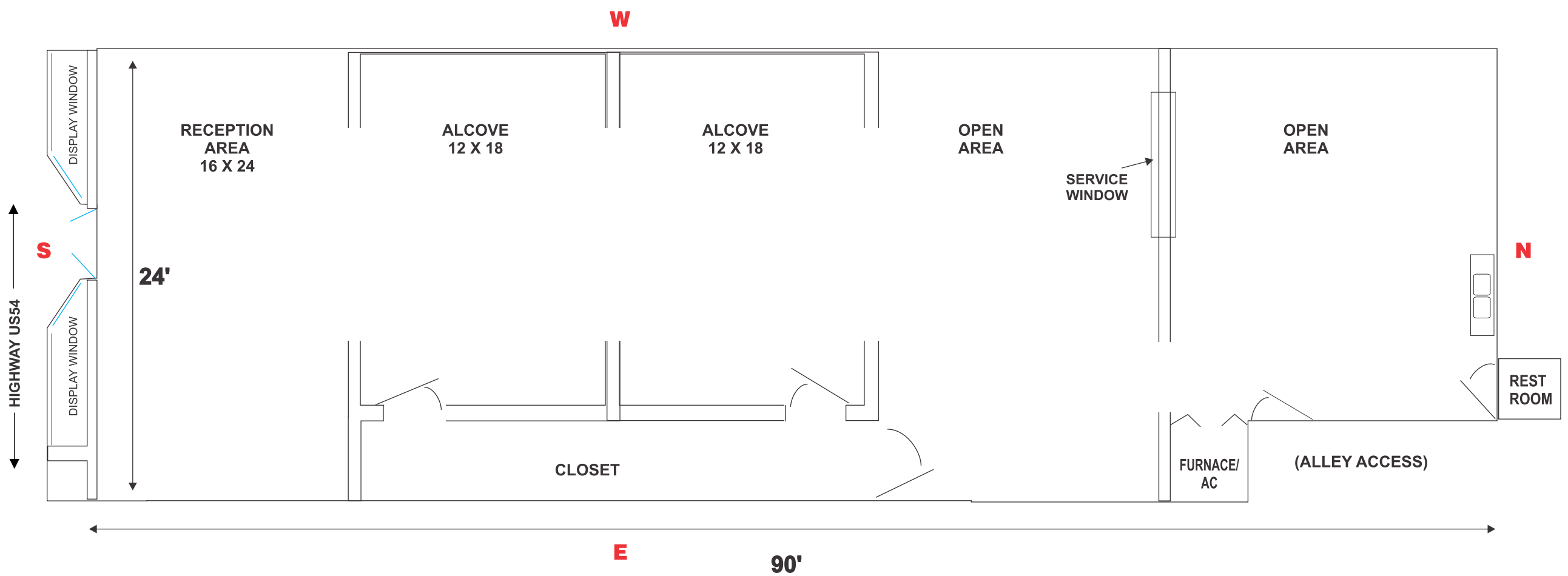
112 N. Fowler
2nd floor
Apartments
and office space

106 E. Carthage
retail space
occupied by
Dusty Rose

124 & 102 N. Fowler occupied by Back Room Printing

ENTIRE FIRST FLOOR



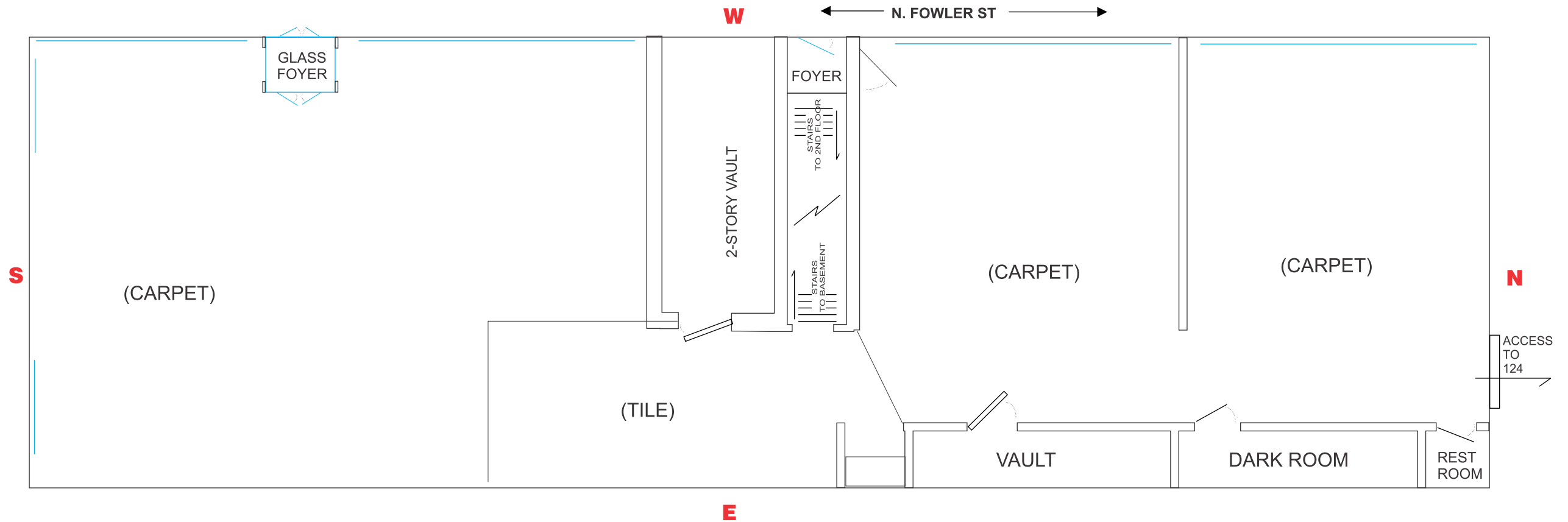


RETAIL SPACE: 106 E. CARTHAGE - MEADE

This space was built in 1929 as an addition to the original bank building. Over the years it has been used for: a dime store, an arts & crafts store, office space, a drug store, a gallery, and currently, a flower shop.

Being on the “stoplight” corner this location is one of the best in Meade for retail. It is on the north side of highway US54. It has excellent display windows that are well-lighted. The space is easy on utilities as it is surrounded with building on the west and north. The natural gas furnace was new in 2000. The ceiling is dropped acoustical tile with fluorescent lighting. The original pressed tin ceiling (16') is still there above the dropped ceiling. The floors are the original oak hardwood. The space has one restroom.





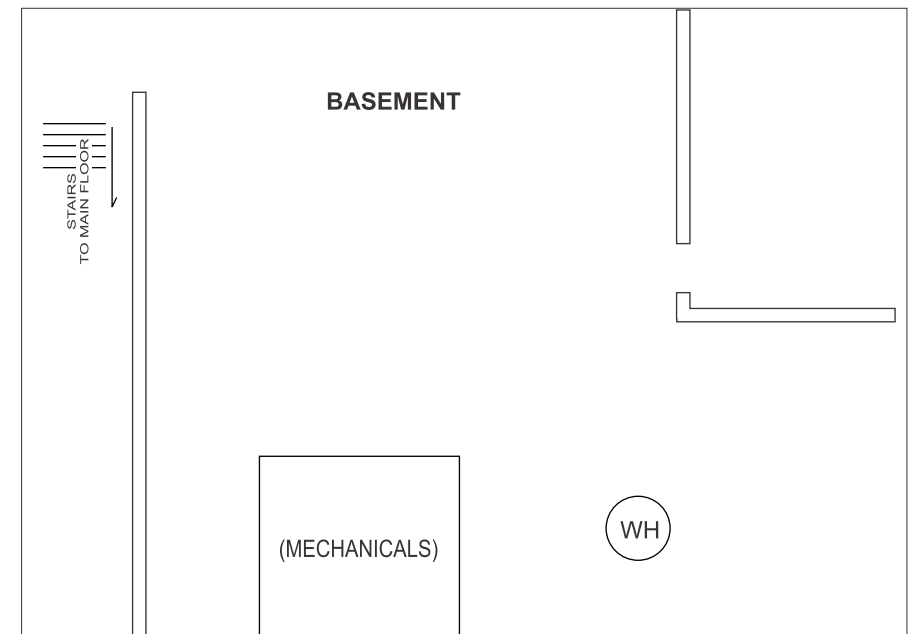
RETAIL SPACE: 102 NORTH FOWLER - MEADE

This space was originally the First National Bank, this area and the 2nd floor above it was built in 1914 for the bank. Originally the second floor was used for office space. This space is surrounded in all sides with brick walls. It has a partial basement which houses the furnace and air conditioner, provides some storage and provides access to plumbing. The space also contains two bank vaults of concrete construction and heavy steel doors.

The ceilings are dropped acoustical tile with fluorescent lighting. The floors are a combination of carpet and tile. The space contains one restroom and the potential for a second. (the second restroom was re-designed into a darkroom for the printing business)

This space was remodeled in the 1960s by the bank and the mechanicals probably date back to that time. The furnace is natural gas.

This space is currently rented to Back Room Printing along with 124 N. Fowler, and there is currently a connecting door between the spaces.



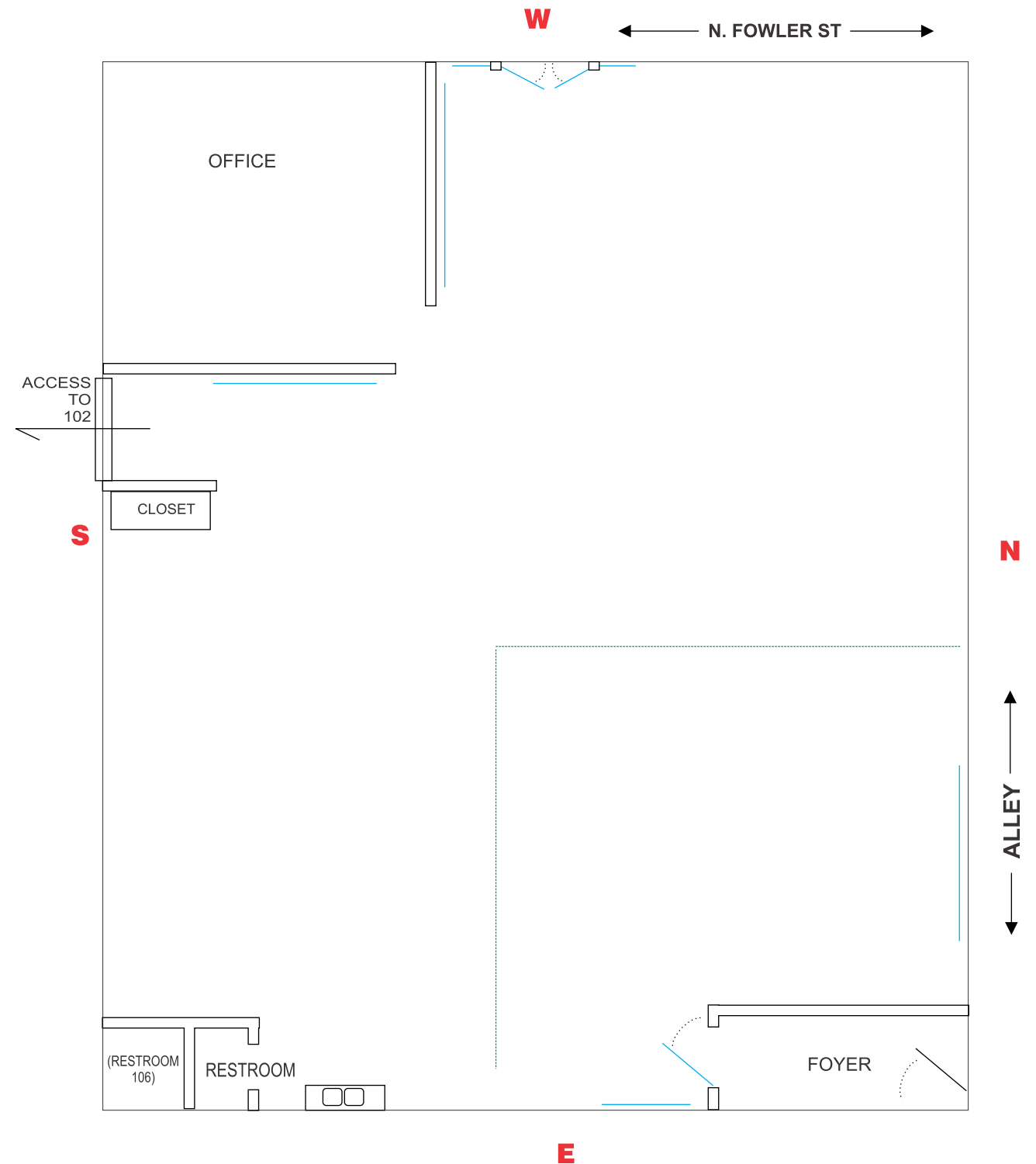
RETAIL SPACE: 124 NORTH FOWLER - MEADE

This space was originally built in 1929 to house the Meade post office. Over the years it has been leased to a credit union, a home health store, a tv store, and a restaurant. Now leased in combination with 102 N. Fowler by Back Room Printing which has occupied the space since 1986.

There are brick walls on the west, north and east and partially on the south. The mechanicals (natural gas furnace and AC) are located above the back foyer. Most of the ceiling is dropped acoustical tile with fluorescent lighting, the exception being the area indicated by a green dotted line... this area is the original 16" ceiling. The floors are all the original oak hardwood.

The space contains one restroom and a sink area.

There were originally large display windows on the west side where the office is located and north of the entryway. These were removed and framed in.



ENTIRE SECOND FLOOR

On the west side (yellow) the second floor contains several office spaces that are being used as guest bedrooms, a game room and storage. The office suite in the very southwest corner is extremely rough, but the other rooms and hallway are updated.

The east side (purple) contains a large two-bedroom apartment with a sun room, living room, dining room, long galley style kitchen, and a large master suite. There are two separate toilet rooms which share a large walk in shower.

The north end (green) contains four studio apartments which have been converted into a guest suite, a laundry room, a shop and storage. Studio Apartment 1 is renovated and has a working bathroom, heat & AC, Studio Apartment 2 has no working bathroom or heating.

The entire second floor is on one electrical meter & one gas meter.

