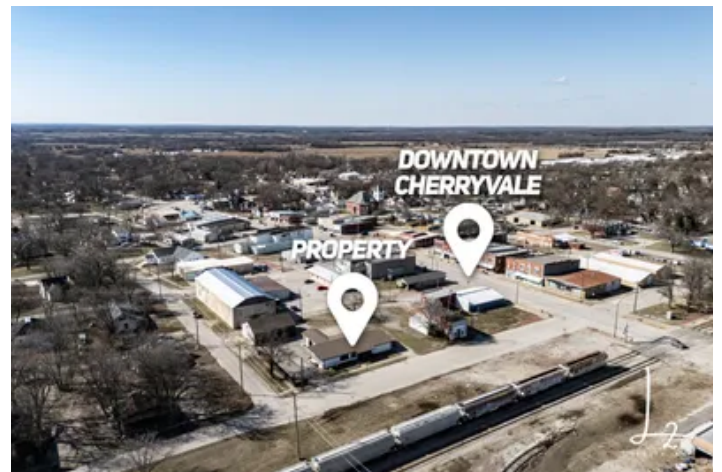


**Live, Work, & Profit – Versatile Commercial Property in
Cherryvale, KS with Apartment!**
114 S Depot St
Cherryvale, KS 67335

\$210,000
0.410± Acres
Montgomery County



Live, Work, & Profit – Versatile Commercial Property in Cherryvale, KS with Apartment! Cherryvale, KS / Montgomery County

SUMMARY

Address

114 S Depot St

City, State Zip

Cherryvale, KS 67335

County

Montgomery County

Type

Commercial, Residential Property

Latitude / Longitude

37.267893 / -95.552186

Dwelling Square Feet

3189

Bedrooms / Bathrooms

1 / 1.5

Acreage

0.410

Price

\$210,000

Property Website

<https://l2realtyinc.com/property/live-work-profit-versatile-commercial-property-in-cherryvale-ks-with-apartment-montgomery-kansas/77389/>



Live, Work, & Profit – Versatile Commercial Property in Cherryvale, KS with Apartment! Cherryvale, KS / Montgomery County

PROPERTY DESCRIPTION

This 3,189 sq. ft. multi-purpose building is packed with potential! Built in 1955 and sitting on a prime corner lot with ample parking, this property is currently operating as a salon with office space but could easily transform into a restaurant, boutique, office suites, or even apartments—the possibilities are endless!

One of the standout features? The private 1-bedroom apartment in the north wing, complete with custom kitchen cabinetry, a laundry area, and a separate entrance. Whether you choose to live on-site or rent it out for additional income, this is a rare opportunity for an owner-occupant or investor.

Need extra space? The 1575 square foot detached warehouse/shop adds even more flexibility for storage, a workshop, or expansion.

Located near downtown Cherryvale, this high-visibility location is perfect for a thriving business, rental income, or your next big investment move. Don't miss out on this incredible opportunity—schedule your private tour today! Call Sara Kattenberg at 918.841.4246 or email skattenberg@L2realtyinc.com for more information.

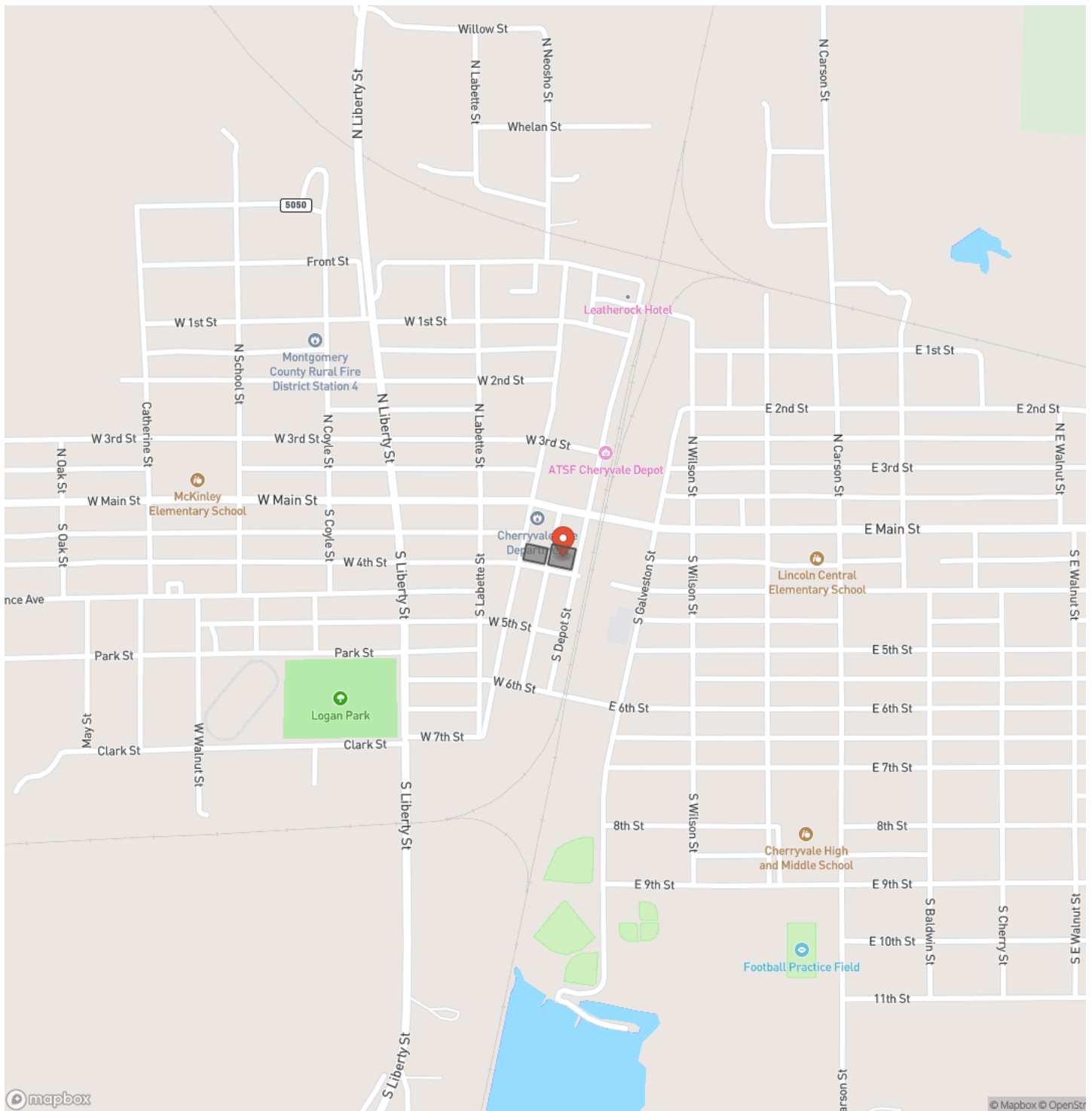
- 3,189 sq. ft. multi-purpose building (built in 1955)
- Currently operating as a salon with office space
- One office suite has a private entrance
- 1-bedroom apartment with:
 - Custom kitchen cabinetry
 - Laundry area
 - Separate entrance (ideal for owner-occupant or rental)
- Corner lot with ample parking
- Detached warehouse/shop for storage or workspace
- High-visibility location near downtown Cherryvale
- Endless possibilities – ideal for a salon, office suites, restaurant, boutique, rental units, or apartments
- Great investment opportunity with income-producing potential



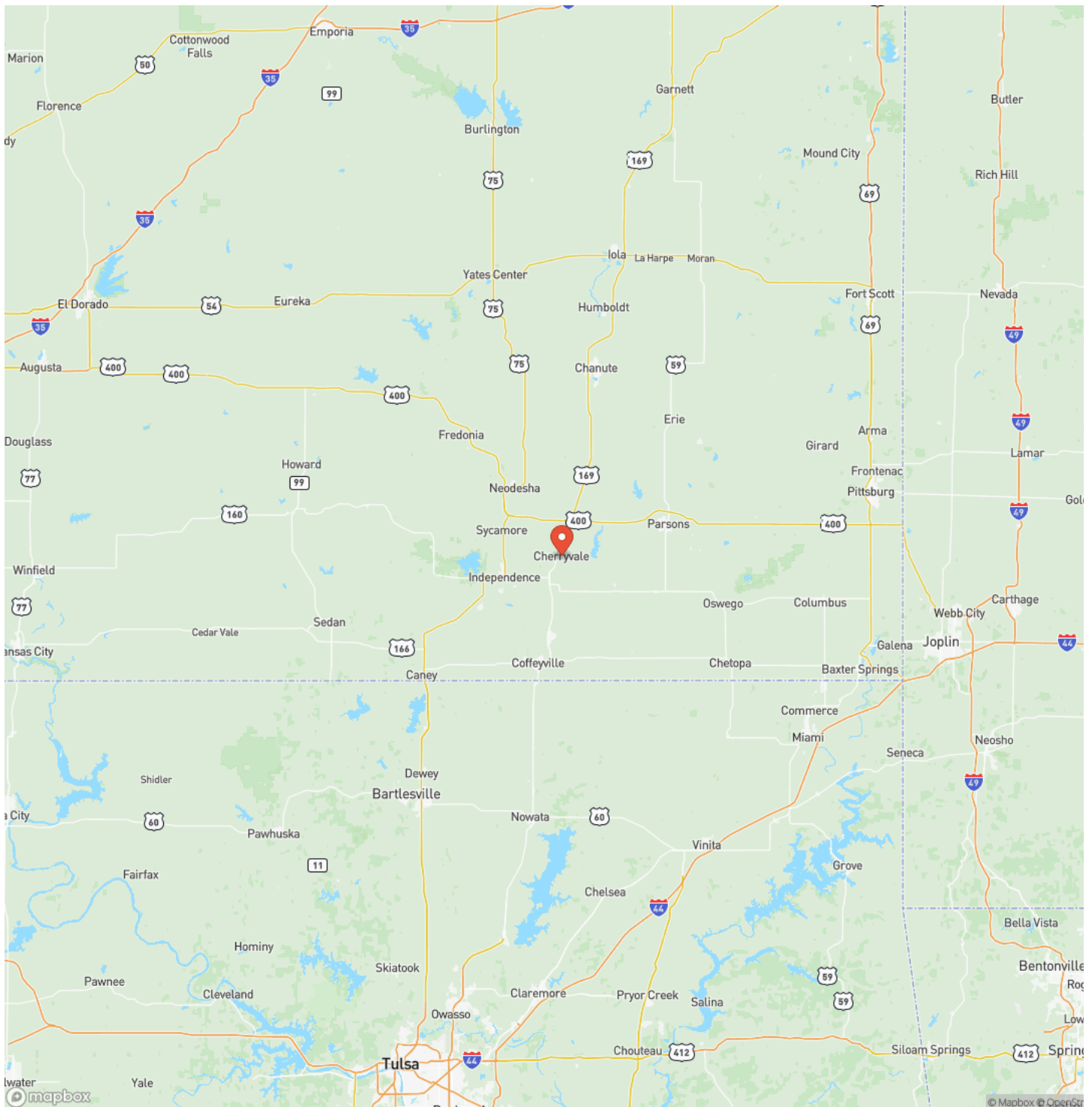
Live, Work, & Profit – Versatile Commercial Property in Cherryvale, KS with Apartment!
Cherryvale, KS / Montgomery County



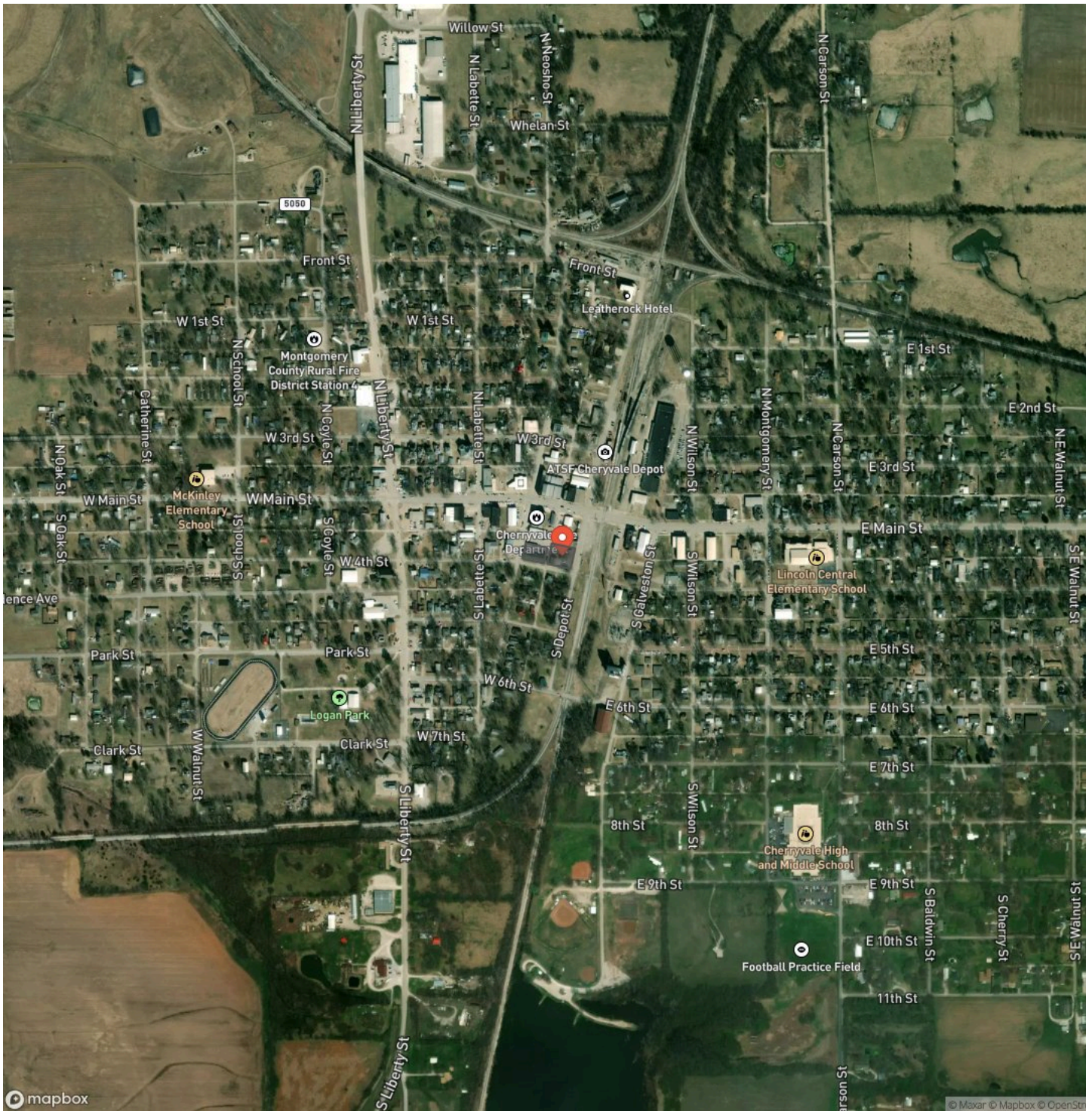
Locator Map



Locator Map



Satellite Map



Live, Work, & Profit - Versatile Commercial Property in Cherryvale, KS with Apartment! Cherryvale, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sara Kattenberg

Mobile

(918) 841-4246

Email

skattenberg@l2realtyinc.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

L2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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