

Commercial or Residential Opportunity
1347 CR 1600
Caney, KS 67333

\$150,000
2.730± Acres
Montgomery County



Commercial or Residential Opportunity
Caney, KS / Montgomery County

SUMMARY

Address

1347 CR 1600

City, State Zip

Caney, KS 67333

County

Montgomery County

Type

Residential Property

Latitude / Longitude

37.024431 / -95.93805

Dwelling Square Feet

1372

Bedrooms / Bathrooms

3 / 2

Acreage

2.730

Price

\$150,000

Property Website

<https://l2realtyinc.com/property/commercial-or-residential-opportunity-montgomery-kansas/77828/>



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PROPERTY DESCRIPTION

Prime Business or Residential Opportunity – Caney, KS

This **rare 2-acre property** on the outskirts of **Caney, KS**, presents an incredible opportunity for those looking to start a business or build a private residence in a high-traffic area. For over **20 years, this location was home to Rio Econdido, one of Southeast Kansas's most well-known Tex-Mex restaurants**, making it a recognizable landmark in the community. Although it is no longer operating as a business, the property still offers **exceptional visibility and accessibility**, making it a prime location for a new venture or a dream home just outside the city limits. With **heavy weekend traffic** from the nearby **Caney Speedway**, this property is ideal for those looking to capitalize on a steady flow of visitors.

One of the standout features of this property is its **flexibility in use**. While it was previously used as a restaurant, it is now **zoned for residential use**, meaning it can be transformed into a **spacious countryside home**. The **2-acre lot** provides ample space to build a **custom home, workshop, or additional structures**, all while being conveniently located just **minutes from downtown Caney**. Whether you're looking to **start a business, open a retail shop, or create a unique living space**, this property provides a blank slate for endless possibilities.

With its **prime location, well-known history, and adaptable use**, this property offers a **rare investment opportunity**. Whether you're an entrepreneur seeking a **high-traffic commercial space** or a homebuyer looking for a **quiet rural setting** with room to expand, this property has the potential to meet your needs. Don't miss this chance to own a **versatile and highly visible property** in an excellent location!

Key Features:

2-acre property with excellent road frontage

Former home of **Rio Econdido**, a well-known Tex-Mex restaurant

No longer an operating business – ready for a new purpose

Zoned for residential use – great potential for a custom home

Quarter mile from Caney Speedway – benefits from high weekend traffic

Minutes from downtown Caney – close to shopping, dining, and amenities

Endless possibilities – business startup, investment property, or private residence

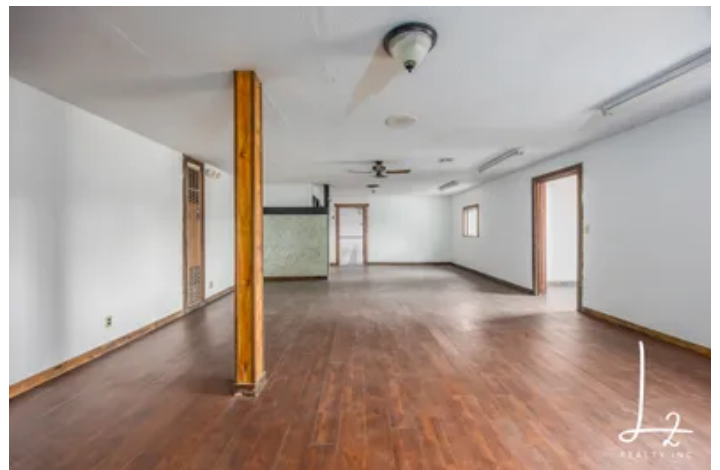
Contact Jeremy Harris at L2 Realty Inc. for more details or to schedule a showing!

[918-214-2955](tel:918-214-2955)

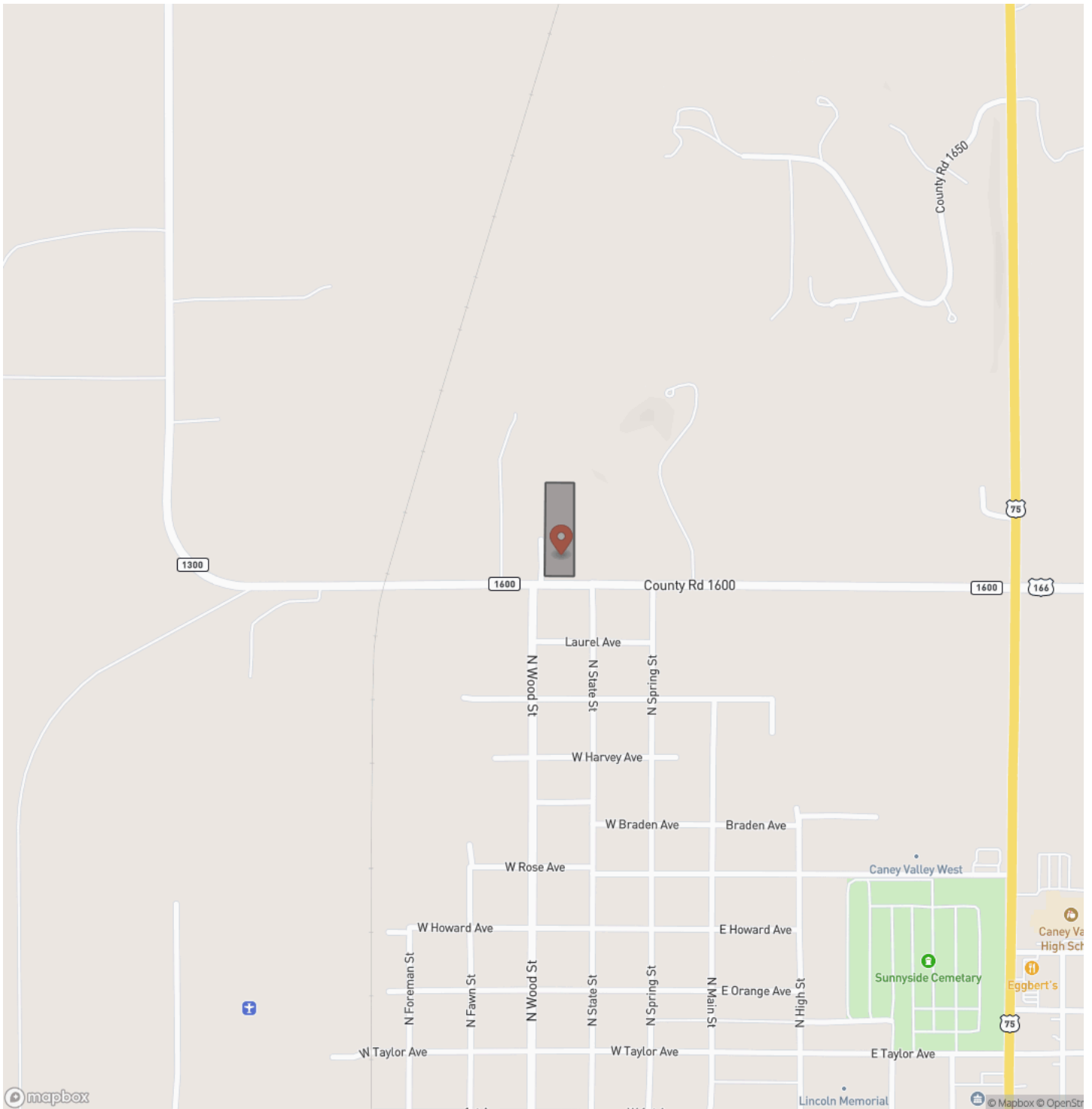
MORE INFO ONLINE:

L2realtyinc.com

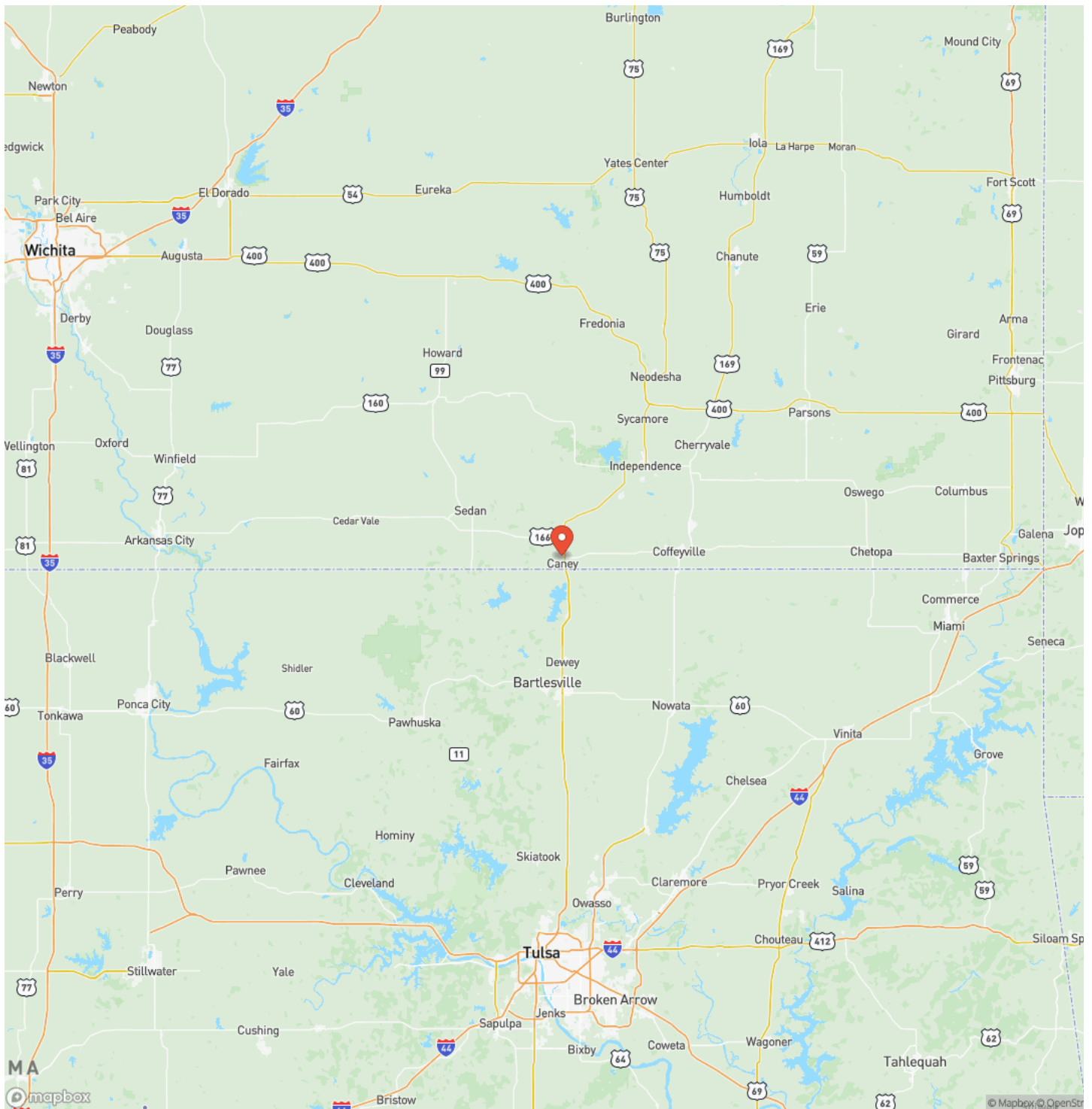
Commercial or Residential Opportunity
Caney, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



Commercial or Residential Opportunity

Caney, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeremy Harris

Mobile

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Address

City / State / Zip

NOTES

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L2realtyinc.com

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