

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/>



Commercial or Residential Opportunity Caney, KS / Montgomery County

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

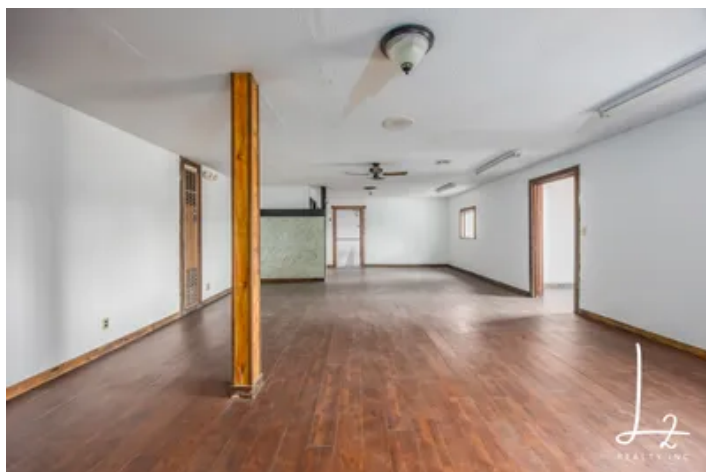
Contact Jeremy Harris at L2 Realty Inc. for more details or to schedule a showing!

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

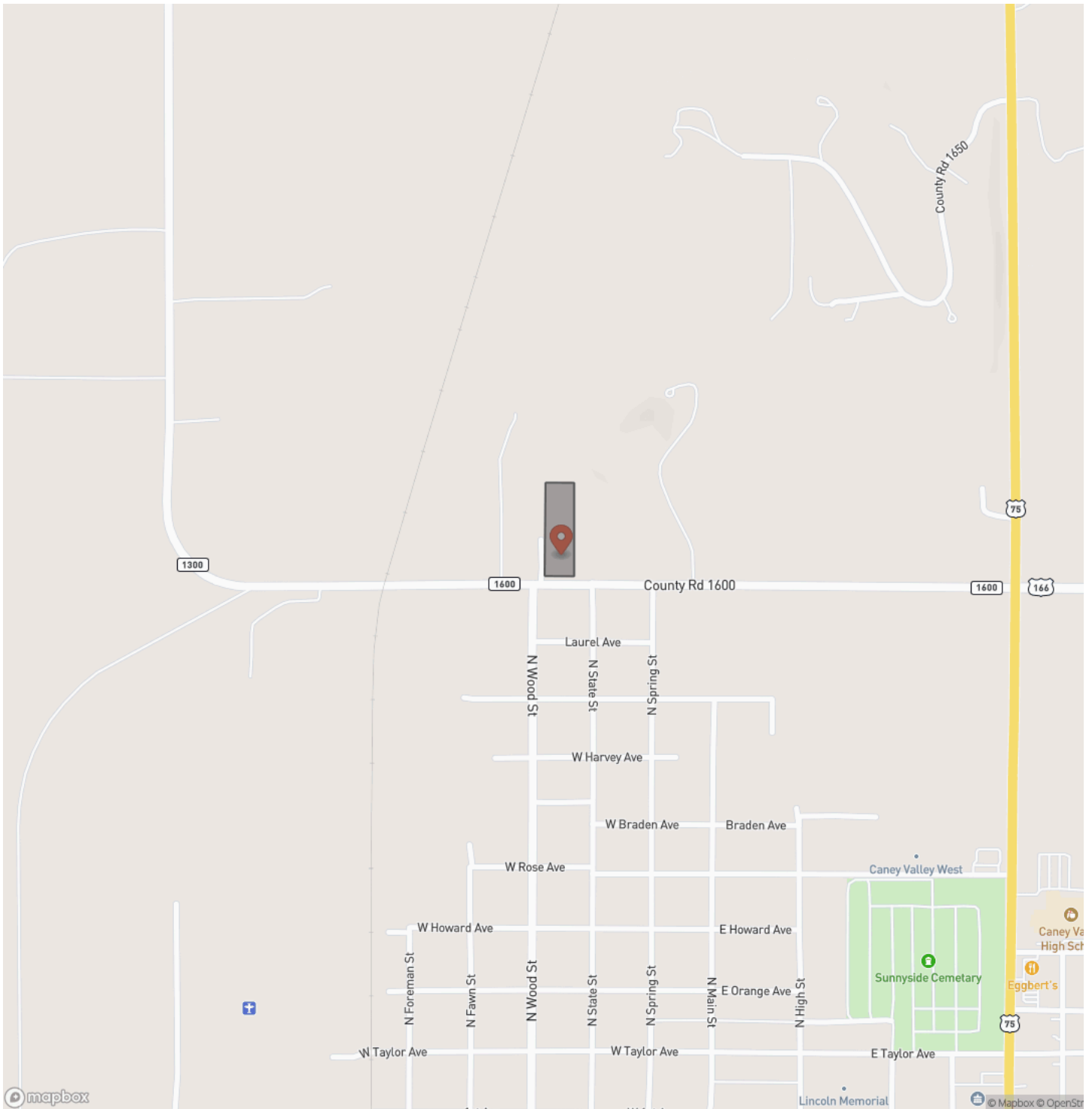
MORE INFO ONLINE:

L2realtyinc.com

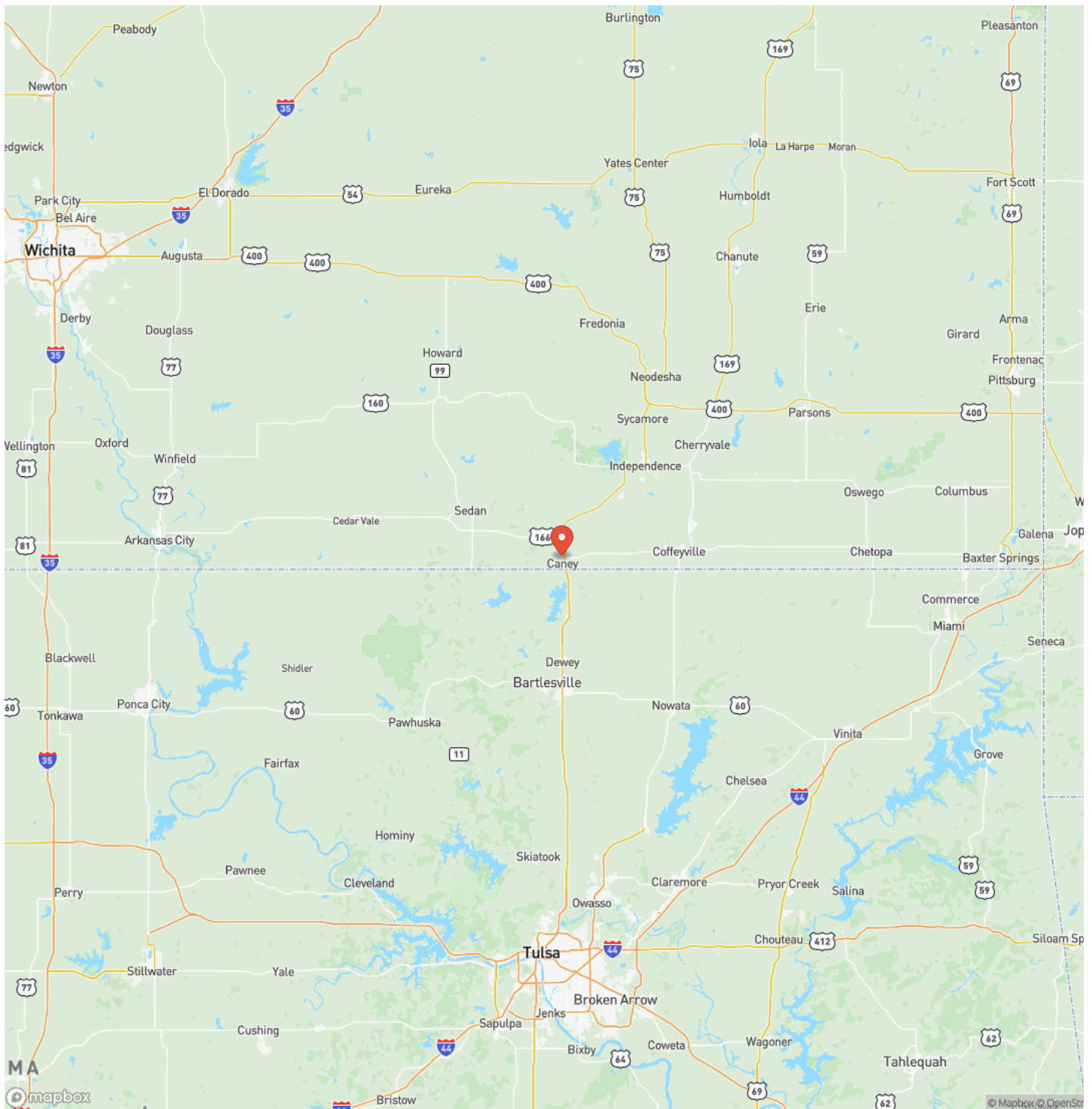
Commercial or Residential Opportunity
Caney, KS / Montgomery County



Locator Map



Locator Map



Satellite Map



Commercial or Residential Opportunity

Caney, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeremy Harris

Mobile

(918) 214-2955

Email

jharris@L2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

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



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.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

