Pratt Commercial Opportunity
201 Simpson St
Pratt, KS 67124

$285,000
4.3± Acres
Pratt County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
201 Simpson St

City, State Zip
Pratt, KS 67124

County
Pratt County

Type
Commercial, Lot, Business Opportunity

Latitude / Longitude
37.65258 / -98.74207

Acreage
4.3

Price
$285,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Commercial properties with this combination of infrastructure and income potential rarely come to market. Situated on 4.3 +/- acres, this property offers more than 12,000 square feet of shop and warehouse space, a finished office with a kitchenette, heavy-duty rock parking, and an income-producing cell tower, making it an outstanding opportunity for an owner-operator, investor, or growing business. The shop is well suited for a wide variety of operations, including trucking, fabrication, equipment maintenance, warehousing, contractor services, or agricultural support. Multiple bays and high clearance provide the flexibility to accommodate everything from fleet vehicles to large equipment, while the finished office creates a professional space for day-to-day operations. Outside, the property is built to handle business. The solid rock parking area is designed for heavy truck traffic and provides ample room for semis, trailers, equipment, outdoor storage, or future expansion. Wide access and generous turning areas make moving large vehicles in and out of the property simple and efficient. Adding even more value is the on-site cell tower, providing a built-in passive income stream that helps offset operating costs while increasing the property's long-term investment appeal. Whether you're looking for a headquarters for your business, a high-utility industrial property, or an investment with multiple income opportunities, this property checks all the boxes. Lease the warehouse, rent the yard space, collect the tower income, or occupy the entire property yourself. Opportunities like this are hard to find in the Pratt market, especially with the infrastructure already in place and ready to go! All showings are by appointment only. If you would like more informatior or would like to schedule a private viewing please contact Abe Peters at (620) 388-4900.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





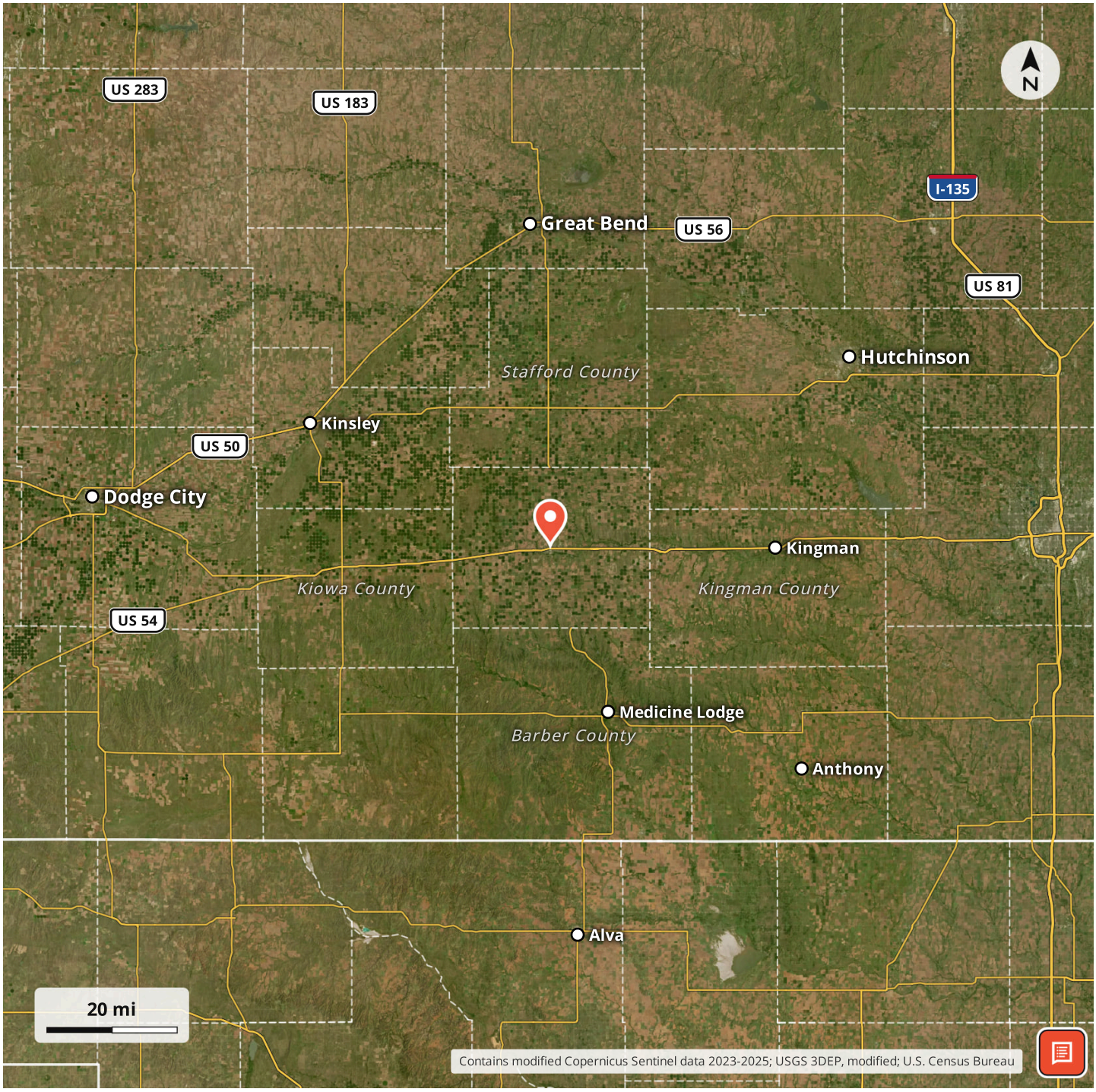








Regional Map



Locator Map


N
S US Hwy 281
N Main St
Panoramic View
N New St
N Mound St
W 1st St
US Hwy 400
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Abe Peters

Mobile
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Email
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City / State / Zip
Pratt, KS 67124

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DISCLAIMERS

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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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