

St Francis Highway-Front Commercial

0.70 Acres | Cheyenne County, KS | \$165,000



HAYDEN  OUTDOORS.

St Francis Highway-Front Commercial

TOTAL ACRES:

0.70

PRICE:

\$165,000

COUNTY:

Cheyenne County

CLOSEST TOWN:

St. Francis, KS

Activities & Amenities:

ATV/Off Road
Commercial Building
Development Potential
Income Producing
Rental Property
State Hunting Unit: Unit 1

Land Details:

Address: 430 E US Business Highway 36, Saint Francis, Kansas 67756, USA
Closest Town: Saint Francis
Total Acres: 0.70
Zoning: Commercial
Estimated Taxes: \$3,405.68 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Half Bathrooms: 1
Basement: None
Parking Types: Detached Garage, Attached Garage & Driveway
Cooling Systems: Evaporative Cooler
Heating Systems: Forced Air

About This Property

Prime Commercial Property | Highway Frontage | Endless Possibilities

Don't miss this rare opportunity to own a high-visibility commercial property located front and center on the highway — offering maximum exposure and easy access for customers and commercial traffic alike.

Land

Sitting on a 0.7-acre lot, the property offers a manageable footprint that's easy to maintain, while still providing ample space for parking, outdoor work areas, or even future expansion with creative planning. The corner placement along the highway ensures maximum exposure and signage potential.

Improvements

Situated on a highly trafficked route, this versatile property features:

- **3 Spacious Service Bays** – Perfect for auto repair, detailing, or light industrial work
- **Dedicated Office Space** – A comfortable, functional area for client interactions and administration
- **Half Bathroom** – Convenient for staff and customers
- **36' x 12' Storage Shed** – Ideal for parts, tools, or additional equipment
- **2 Natural Gas Heaters** – 125,000 BTU heater in the East bay making this property a 4-season space.

Whether you're looking to launch a mechanic shop, expand a fleet service, start a retail operation, or redevelop into something new, the flexible layout and strategic location open the door to countless business possibilities.

Zoned for commercial use and ready for your vision, this property offers the location, layout, and potential to become a high-performing asset.

Schedule a private showing today and explore what this unique highway-front property can do for your business!

Location

Located off of US highway 36 towards the East end of Saint Francis which is in the Northwest corner of Kansas.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

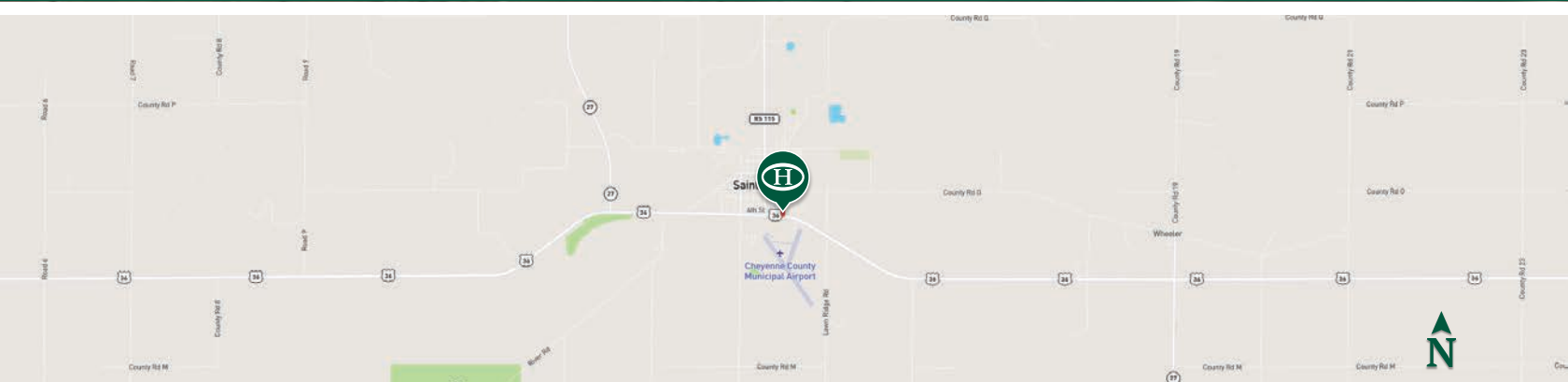






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



Cooper O'Connor

📍 Salesperson, Licensed in KS & NE
✉ Cooper@HaydenOutdoors.com
📞 970.590.0235

**HAYDEN
OUTDOORS.
REAL ESTATE**

