



**Main Street Building**  
**Frontage Area Remodeled Office Space with**  
**Bathroom**  
**Middle Section Partially Remodeled Area with**  
**Exterior Exit**  
**UnFinished Storage/Warehouse Space**  
**179 S. Penn Ave, Oberlin, KS**  
**\$49,000**

**MAIN FLOOR:**

(All measurements are approximate)

**FRONT AREA:** 23'11" X 17.4".

Has been used as an office with main street frontage. Suspended ceiling. Separate heat/AC unit. Separate Electric Breaker Box. Bathroom with sink and toilet. Storage Room. 5-gallon Hot Water Heater.

**MIDDLE AREA:** 20'11" X 17'4"

Dry-walled, Suspended ceiling. Separate entrance/exit. Separate Heat/AC unit. Could be used with front area or as separate unit.

**WAREHOUSE/STORAGE AREA:**

26'2" x 16'. Oversized Garage Door and exterior door. Completely Cemented. No basement underneath so machinery can be parked there.

**UNFINISHED PARTIAL**

**BASEMENT/CELLAR:** Previously used for café bathrooms (now capped off). Possible storage area.

**ADDITIONAL FEATURES:** Exterior Door and Separate Breaker and Separate Heat/AC units in front and middle section. Oversized Garage Door and exterior door to Warehouse Section. Metal Roof. All new electrical with commercial wiring and conduit. Separate breakers for front area and middle and warehouse areas (combined).

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