

**Baileyville, KS Main Post Office**  
**215 Main Street, Baileyville, KS 66404**  
**Located in Nemaha County**  
**Sales Price: \$ 76,600      CAP Rate 8.25 %**

**Offered for Sale with Logan, KS; Ewing, NE; and Lester, WV**



**Summary:** This Post Office is open 4 hours a day. A new HVAC unit was installed in 2010 and the parking lot was also repaired in 2010. There is not a termination rider in the lease. Baileyville, KS is located in western Nemaha County, Kansas. It is located six miles west of Seneca on U. S. Route 36. The first Post Office in Baileyville was established in 1880. The town is served by the Union Pacific Railroad.

**Occupied – 1969**

**Building Size – 918 sq ft      Site Size – 5,021 square feet**

**Lease Term –** From August 1, 2014 thru July 31, 2019. Rent is \$7,068 per year, or \$7.70/sq ft.

**Renewal Options:** None remain.

**Maintenance – Landlord Maintenance Rider.** The U S Postal Service provides their own custodial services and pay for all utilities. The Landlord is responsible for normal repairs and maintenance to the building, which includes the structure and roof.

**Taxes** – The U S Postal Service reimburses for paid property taxes.

### Termination Option – None

### Purchase Option – None

**Net Operating Income:**

Rent	\$	7,068
Operating Expenses	\$	749
<b>NOI:</b>	<b>\$</b>	<b>6,319</b>

**Note:** Information contained herein was obtained from sources deemed reliable, but is provided without any representations nor warranties as to its accuracy by Real Estate Asset Counseling, Inc. or its principals.