

## 103 E. Main Street

103 E. Main Street | Independence, KS | US | Montgomery County  
Available SF: 4,500 | Sale Price: \$203,500

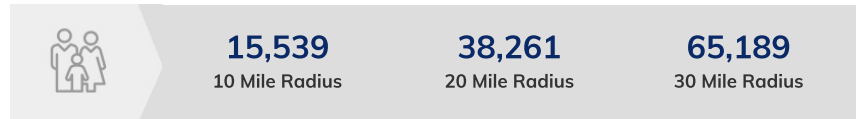


### Property and Area Description

Here is an opportunity to own a piece of Historic Independence Kansas occupied by "Big Cheese Pizza" since 1979. This building is actually 2 separate buildings and the building and business are being sold separately but both can be purchased. The current owners have owned this building since 2011 and have completed many improvements which are attached as documents to the listing. The West building is set up with the dining area/kitchen/counter and 2 half bathrooms. The East building is set up as a large dining/meeting area at the front, children's play/arcade area and a smaller private meeting area at the back. There is also storage, owner's office and a private 1/2 bathroom. The property is in a prime location in the central business district on Main Street (Hwy 160) running E & W through town and is eligible for grant funds on qualified improvements. There is a city parking lot directly behind the building Both sides have 2nd levels and there is potential for living quarters above the E. side with a separate entrance from the street. The W. side has a pull down stairway to a large storage area above the restaurant and even an old freight elevator (not functional). This also provides access for the HVAC systems. The roof was installed in 2015 and is a "membrane" type roof. The building can only be sold together with the business unless the business is purchased separately. Then the building is available for purchase independently.

Building Type:	Commercial, Industrial, Office, Retail
Available SF:	4,500
Total SF:	4,500
Year Built:	1900
Former Use:	Restaurant/Bar
Within City Limits:	Yes
Construction Type:	Brick
Sale Price:	\$203,500
Sale Price Note:	\$203,500
Last Updated:	Jan 6, 2025

### Population



Source: ESRI®, 2024

### Economic Development Contact

Melissa Johnson  
MCAC  
115 S. 6th St.  
Indep, KS 67301  
(620) 331-3830 | [director@actioncouncil.com](mailto:director@actioncouncil.com)

### Households



Source: ESRI®, 2024

### Realtor/Owner Contact

Debbie Johnson  
Coldwell Banker Pasternak Johnson  
(620) 330-0611 | [debbie@cbpj.com](mailto:debbie@cbpj.com)

### Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

Property Images









Melissa Johnson | Executive Director | MCAC  
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