

1800 Palace Drive
1800 Palace Drive | Garden City, KS | US | Finney County
Available SF: 4,500 | Lease Rate: \$17



Building Type:	Commercial
Available SF:	4,500
Total SF:	4,500
Number of Stories:	1
Ceiling Peak:	8 Ft.
Expandable:	No
Zoning:	Commercial
Site Size:	0.53 Acres
Year Built:	1997
Former Use:	Physical Therapy center
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete
Sale Price Note:	4500 SF total, can be subdivided to 1800 & 2700 SF
Lease Rate:	\$17
Lease Rate Note:	If total space taken, lease rate is \$15/SF/year
Last Updated:	Aug 9, 2024

Economic Development Contact

Lona DuVall
Finney County Economic Development Corporation
114 W. Pine St
Garden City, KS 67846
(620) 271-0388 | lona@ficoedc.com

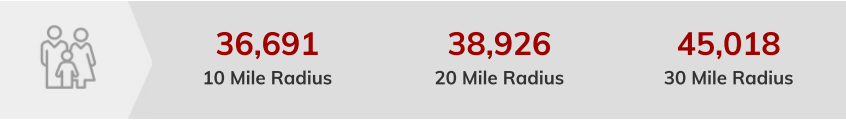
Realtor/Owner Contact

Wesley W. Wickwar
Wesley W. Wickwar
620-640-8186

Property and Area Description

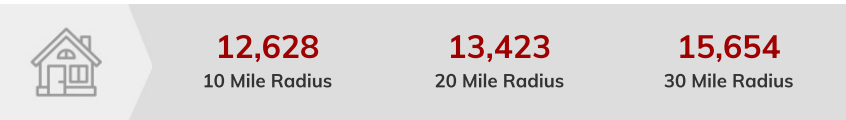
Building is part a commercial strip with ample shared parking

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: K-156 (0.1 mi.)
Nearest Interstate: I-70 (85 mi.)
Ingress/Egress Notes: Palace Drive from Kansas Ave/K-156 and College Drive from Kansas Ave/K-156 or Campus Drive to Palace Drive
Nearest Airport: Garden City Regional Airport (13 mi.)
Nearest Commercial Airport: Garden City Regional Airport (13 mi.)
Distance to Mass Transit: adjacent stop
Rail Served: No
Rail Served By: Unknown, BNSF Railway
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: City of Garden City
Natural Gas: Black Hills Energy
Water: City of Garden City
Sewer: City of Garden City
Telecommunications: AT&T, Cox Communications, Pioneer Communications, Ideatek