

# Anderson and Kimball Roundabout

NW corner of Anderson-Kimball roundabout | Manhattan, KS | US | Riley County

Available Acres: 2.33 | Sale Price: \$1,095,000



Zoning:	Commercial
Within City Limits:	Yes
Site Dimensions:	101669
Sale Price:	\$1,095,000
Last Updated:	May 6, 2022

## Economic Development Contact

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## Realtor/Owner Contact

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## Property and Area Description

Prime west side Manhattan commercial building lot available. Located at Kimball and Anderson Ave, this lot offers prime location for future commercial retail uses on the coveted west side of Manhattan KS. This lot does not have any special taxes and has two separate ingress/egress access points, one off off Kimball and another access point off of Anderson Ave. Zoned in the newly Designated Land Uses of CN (former zoning designation of C-2) which is Neighborhood Commercial. The purpose of this zoning designation is "To provide for commercial retail uses, with building and site design standards that are compatible and cohesive with abutting and adjacent residential uses in a neighborhood setting. Includes limited mixed (residential/commercial) uses." The Seller has conceptual drawings. Located on the NW corner of the Kimball/ Anderson roundabout. MLS#: 20220837

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

## Transportation

**Nearest Highway:** K-18 (0 mi.)  
**Nearest Interstate:** I-70 (12 mi.)  
**Nearest Airport:** Manhattan Regional Airport (6 mi.)  
**Nearest Commercial Airport:** Manhattan Regional Airport (6 mi.)  
**Rail Served:** Unknown  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

## Utilities

**Electric:** Everygy  
**Natural Gas:** Kansas Gas Service  
**Water:** City of Manhattan  
**Sewer:** City of Manhattan

Property Images



