

# Buds N Blooms

3.70Acres

Sherman County, KS

\$150,000





# Buds N Blooms

TOTAL ACRES:

3.70

PRICE:

\$150,000

COUNTY:

Sherman County

CLOSEST TOWN:

Goodland, KS

## Land Details:

Address: 1201 E Hwy 24 ,

Goodland, Kansas 67735, USA

Closest Town: Goodland

Total Acres: 3.70

Zoning: Commercial & Industrial

Include Business?: Yes

Estimated Taxes: \$5,135 - 2024

Source of lot size: Assessor/Tax Data

## Building Details

Basement: None

Cooling Systems:

Evaporative Cooler

Forced Air Cooling

Heating Systems:

Forced Air

Wood Stove

## About This Property

Discover a fantastic opportunity in Goodland, Kansas with this prime commercial property! Buds N Blooms features a spacious retail space, a fully functional commercial greenhouse, and a beautifully landscaped setting with mature trees, making it both a functional and visually appealing property.

## Land

Situated on 3.7 acres, this property offers great access right off Highway 24 and near I-70, ensuring high visibility and easy arrival for customers. The location offers not only exceptional convenience but also great exposure to passing traffic. With its attractive and well-maintained appearance, this property is sure to stand out in the area.

The expansive lot provides ample room for future growth and the flexibility to expand or tailor the property to suit your business needs. Whether you're looking to continue the current business or develop your own vision, this property offers excellent potential in a highly accessible, prime location.

## Improvements

This property features two well-maintained buildings, each offering unique functionality and potential.







The first building, a 2004 33' x 50' post-frame structure, currently serves as the retail and display area. This versatile space is equipped with one overhead garage door, perfect for easy access and loading, along with a kitchen and half bath for convenience. The building also boasts forced air heating and cooling installed in 2019, ensuring year-round comfort, along with a pellet stove for added warmth during the colder months. Both buildings are connected to city water and have a recently installed natural gas service, while the property also benefits from a private septic system.

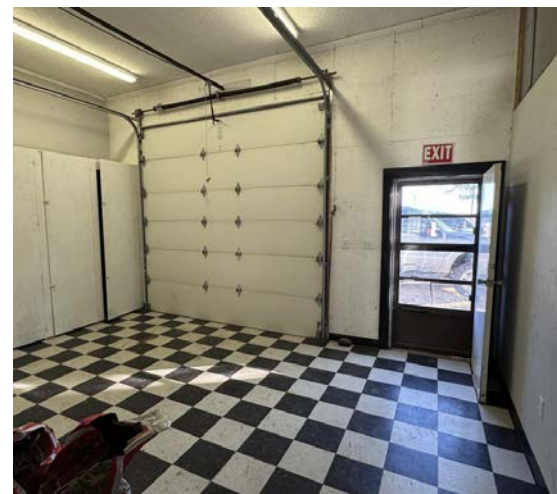
Just to the West of the retail building, connected by an oversize concrete walkway, you'll find the 30' x 96' Nexus Grand Teton commercial greenhouse, built in 2019. This high-quality greenhouse is perfect for plants, featuring both heating and cooling systems to create the ideal growing environment. With top-of-the-line construction, this greenhouse ensures a productive space for any horticultural venture.

## General Operations

### Turnkey Business Opportunity

Buds N Blooms is a fully equipped, thriving business with everything in place to continue operations seamlessly. Currently running for three months in the spring and one month during the holidays, the business has seen consistent growth and offers a solid foundation for future success. With a wide range of expansion opportunities, this is your chance to elevate the current operations or bring your own vision and dreams to life. Whether you're looking to build on what's been established or explore new directions, the potential for growth is limitless.

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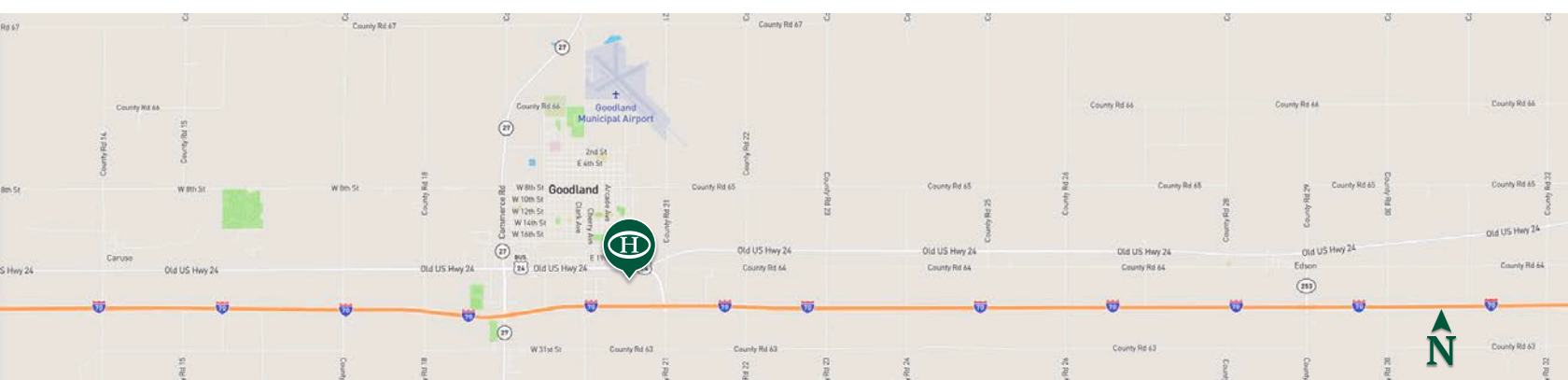






**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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