

1115 Massachusetts Street

Lawrence, Kansas 66044

For Sale/Lease

## Investor/User/Restaurant



### Restaurant Building + Existing Tenant

- Building Size: 5,507 SF
- Former Restaurant: 3,525 SF
- Land size: 0.13 Acres
- Parking: Ample City Parking
- Zoning: C-3
- Listed on Historic Register
- Exhaust, Grease Interceptor, and Walk-In

### For more information:

Don Gessen, CCIM, VP  
816.932.5574  
dgessen@blockllc.com

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### Building Specifications

Sale/Lease Price: Call for pricing

Building Size: 5,507 SF: Total Building Size  
3,525 SF: Vacant Restaurant  
1,982 SF: Cigar Lounge

Land Area: 0.13

Zoning: C-3

Parking: Ample city parking

Taxes (2024): \$17,138

Age: 1920

Traffic Count: ±8,000 cars per day

Equipment: Hood and grease interceptor, walk-in cooler and freezer included

Historic Register  
Designation: Yes

For more information:

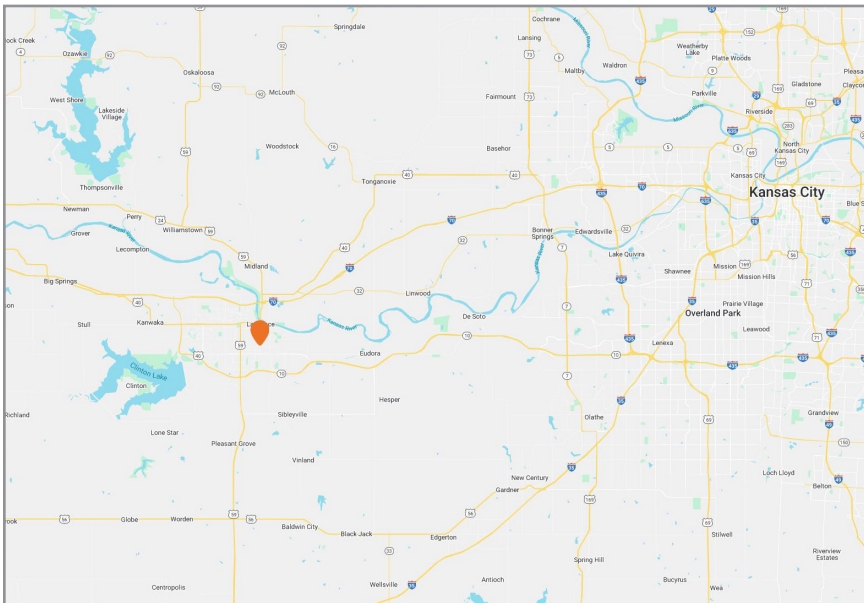
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REAL ESTATE SERVICES, LLC

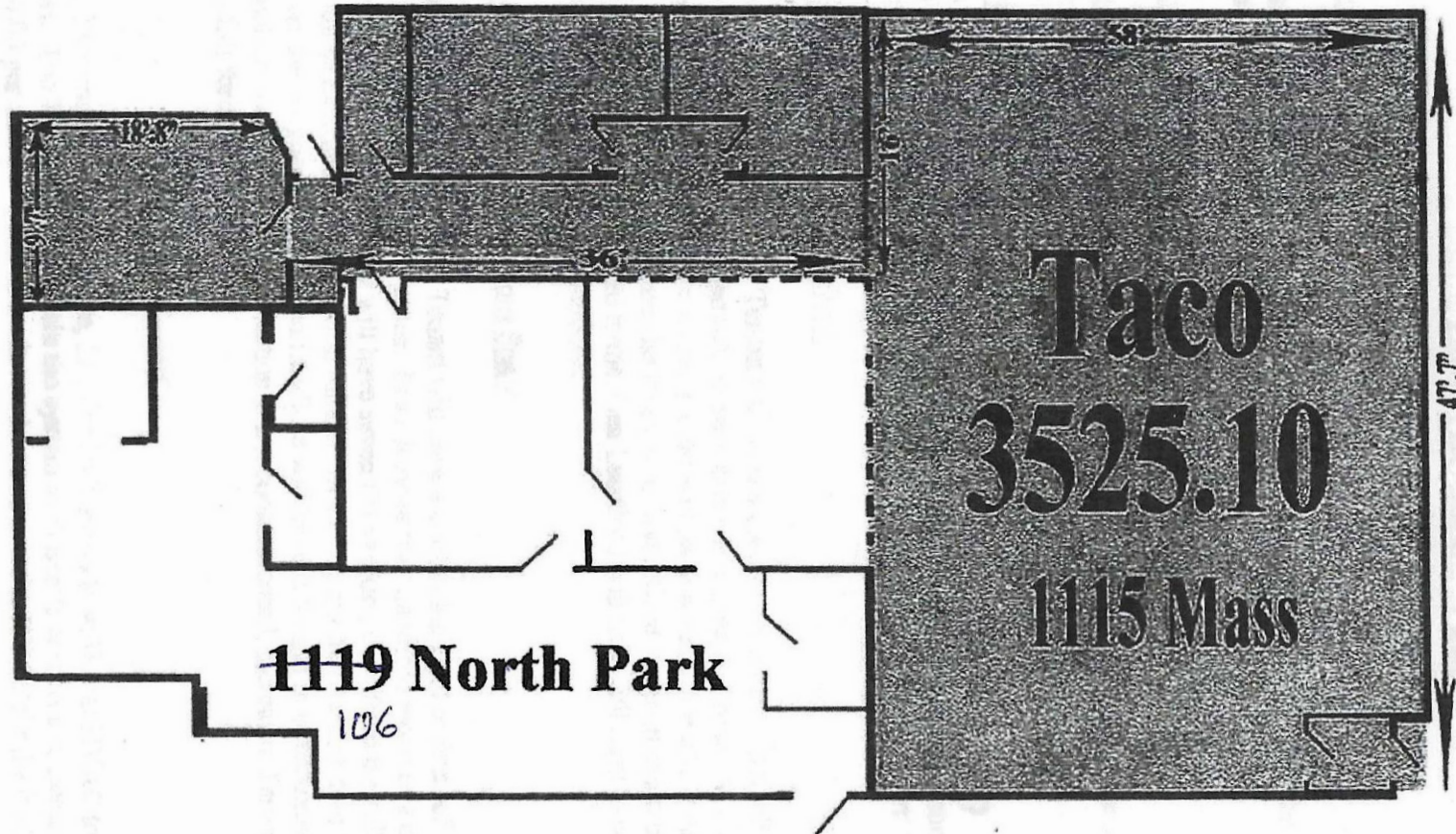


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Floor Plan

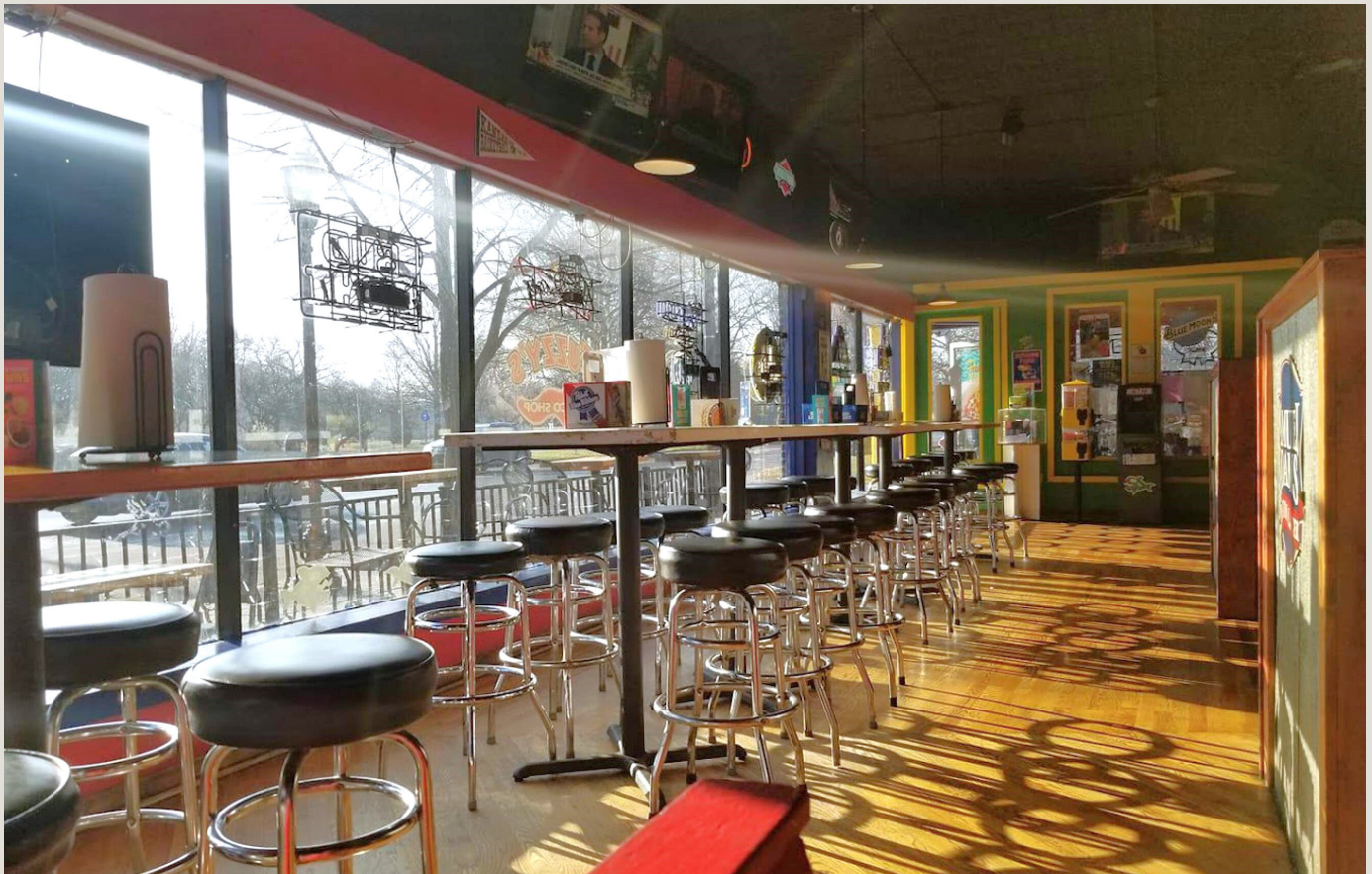




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### Restaurant Photos





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### Cigar Lounge Photos

