



**714 Ballinger**  
**Garden City, Kansas**

**Features:**

Business Type	Public Service Office Building	
Zoning	R-1	
Lot Size	16053	
Rooms	7	
Offices	13	
Break Room	1	
Conference	1	
Reception	1	
Restrooms	4	
Basement	1	
Parking	10	
Construction Date	1980	3,372 sq. ft.
Construction Date	1986	2,003 sq. ft.
Construction Date	1999	975 sq. ft.
Total Building Size sq. ft.	6,350 sq. ft. above grade	
Basement	1986	1,970 sq. ft.
Condition	Good	
Construction Type	Wood framed with brick Veneer siding	
Site	Level	
Utilities	All public, water sewer, electrical, phone, streets, curb and gutter	
HVAC	Air Conditioner & Forced Heat	
Roof	Gable with composition shingles	

**Interior**

Flooring	Commercial grade carpet with vinyl in restrooms
Lighting	Recessed fluorescent
Ceiling and Walls	Sheetrock
Bathroom	2 ADA Compliant
	2 Non ADA Compliant



The building is of masonry construction and was constructed in three sections beginning in 1980. The first section totaled 3,372 sq. ft. and is the center most part of the building. A second section was added in 1986 containing 2,003 sq. ft. with a basement measuring approximately 1,970 sq. ft. This is the west most part of the building. The first section was added in 1999 and totaled 975 sq. ft. This section is located in the northwest corner. The building contains thirteen (13) individual offices, one (1) break room, one (1) conference room, two (2) ADA compliant restrooms and two (2) non ADA compliant restrooms. The reception area is located in the front part of the building facing Ballinger Street. The Basement is located under the west section and is classified as being tornado safe.

The interior is of wood framed construction with sheetrock on the walls and ceilings. The flooring is of commercial grade carpeting with vinyl in the restrooms. All doors are solid core wood. The main entrance to the building is via a 7' x 7' double door vestibule. A second entrance also has an enclosed vestibule. There are an additional three (3) doors that lead to the outside. One (1) on the east side and two (2) on the rear side that lead to a concrete patio.

***For more information or to setup a viewing, please call or email:***

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