

REAL ESTATE AUCTION

Prime Commercial Property with Retail, Office, Showroom, and Warehouse Space

Sunday, July 13, 2025 – 2:00 PM

520 W. Trail St., Dodge City, KS

Auction will take place on location



Year Built	1972
Roof	Metal
Ext. Siding	Metal and Brick
Foundation	Concrete Footings
Square Feet	17,785
Lot Size	0.41 Acres
Retail Area	35ft. x 31ft.
Conference Room	23ft. x 14ft.
Office #1	21ft. x 14ft.
Office #2	11ft. x 10ft.
Office #3	11ft. x 10ft.
Showroom	23ft. x 48ft.
Warehouse	95ft. x 68ft. (Interior)
Storage Room	23ft. x 12ft.
Exterior Dimensions	100ft. x 121ft.; 14ft. Walls

This versatile commercial property offers an exceptional blend of retail, office, showroom, and warehouse space, ideally suited for a variety of business operations. The main retail area, measuring 35 ft. x 31 ft., is outfitted with functional retail counters and pegboard walls, perfect for merchandising and customer interaction. Adjacent to the retail space are three private offices and a spacious conference room, designed for functionality. The conference room measures 23 ft. x 14 ft., features carpet flooring, and includes windows overlooking the retail area and adjoining offices, creating an open and collaborative atmosphere.

Office #1, sized at 21 ft. x 14 ft., includes carpet flooring and a large exterior window with a view of Trail Street, offering excellent natural light. Offices #2 and #3 both measure 11 ft. x 10 ft., have interior windows for visibility into the conference room and retail space, and are carpeted throughout. All office and retail areas are climate-controlled with central heating and air conditioning.

Enhancing the customer-facing space is a generously-sized 23 ft. x 48 ft. showroom, with a direct entrance off Trail Street. The showroom features large display windows, a combination of carpet and tile flooring, and built-in metal/wood racking, making it ideal for product display or gallery use.

To the rear of the property is a fully insulated 95ft. x 68ft. warehouse, equipped with a concrete floor, two Sterling natural gas forced air heaters, one Dayton infrared gas heater, and two overhead electric garage doors—measuring 12 ft. x 12 ft. and 9 ft. x 9 ft. respectively. The warehouse also includes men’s and women’s restrooms, overhead LED lighting, ceiling fans, and multiple storage closets. A finished storage room off the warehouse (23 ft. x 12 ft.) is carpeted and serviced by central heating and air conditioning, offering additional climate-controlled space.

The building’s exterior measures 100 ft. x 121 ft. and features a partial brick front for professional curb appeal.

This well-maintained, multi-use facility is a rare find for businesses seeking high visibility, ample interior space, and a mix of functional zones.

Clark C500-25 Forklift: Rated for 2,200lbs, Lifts, Tilts, Sideshift, Serial # 235-286-4156 179

The forklift is not included with the real estate and will be sold separately.

Open Houses

Sunday, June 22, 2025, 1:00 – 3:00 pm | Wednesday, June 25, 2025, 5:00 – 6:00 pm

Or, for a private showing, please contact Mike Burkhart @ 620-430-2000

Please allow for 24-hour notice when scheduling a private showing

TERMS: \$25,000 down on the day of the sale. Balance due upon closing, on or before August 13, 2025. The buyer must have cash or financing in place before bidding. The seller guarantees clear title upon closing. The buyer and seller will split the cost of title insurance & escrow 50/50.

TAXES: The 2025 real estate taxes will be prorated to the date of closing.

POSSESSION: At closing and upon full payment of purchase price.

ZONING: Commercial Downtown - C-1

Any prospective buyers should contact the City of Dodge City to confirm that their intended use of the property complies with zoning regulations prior to the auction. Additional information regarding the current zoning designation and rezoning options can be found at www.soldbyburkhart.com.

SELLER: CABAL, LLC

Announcements made on the day of the sale take precedence over any printed advertising.

Online and phone bidding available. Visit www.soldbyburkhart.com to register for online bidding. Phone bids accepted by prior arrangements. All internet and phone bidders must be registered and approved prior to auction day.

For a printable sale bill, more color photos and more information visit

www.soldbyburkhart.com

Mike Burkhart, Broker
at 620-430-2000