



303 C Street  
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**COMMERCIAL LISTING INFORMATION**

Property Address	703 Broadway Street, Marysville, Kansas 66508
Property County	Marshall
Property Owner	Laurie Parks
Listing Price	\$299,000
Type of Sale	Typical - Operating, Well Established Business
Property Taxes	\$4,805.10

**REAL ESTATE SPECS**

Lot Size	0.12 (Exterior South Ramp, No sidewalks, Parking Lot)
Year	1900 & South Addition Party Room 4/02/1993
Building Square Feet	5,148
Foundation	West - Full, Limestone, Dirt Floor, Unfinished; East - Partial, Concrete, Concrete Floor, Unfinished & Crawl Space (West & East Access through Floor); South - Concrete Slab
Siding	Cedar, Stucco, & Cinder Block
Roof	Conklin (~15-20 Years)
Windows	Double Pane
Insulation	
Water Source	City
Sewer	City
Water Heater	3 Gas all within 2-3 Years
Heating Type	5 Central, Forced Air Units (All less than 10 years old except 2 units are less than 2 years)
Cooling Type	5 Central, Forced Air Units (All less than 10 years old except 2 units are less than 2 years), Window AC Additional in Kitchen
Electrical	Main Electrical Panel in Mechanical Room, 200 Amp Breaker Box in Kitchen, 100 Amp Breaker Box in Bathroom, 100 Amp Breaker Box in Office
Parking Lot/Stalls	N/A - Parking Available City Property
Security System	Cameras Rented Monthly from ADT
Cabinets	Wood & Painted Wood
Countertops	Wood & Laminate
Sink(s)	Stainless Steel & Plastic Mop

**REAL ESTATE FEATURES**

Bathrooms	3 (Single Women's, Single Men's, Family)
Rooms	Office, Large Dining Area, Waitress/Dishwashing Station, Kitchen, Bar, Party Room, Catering Room, Smoker Room, Mechanical Closet, Storage Closets
Flooring	Laminate, Linoleum, & Concrete
Water Treatment Systems	Water Softener Rented Monthly from Water Conditioning for Dishwasher
Interior Amenities	Ceiling Fans
Exterior Amenities	Located along Broadway in a thriving business district of Downtown Marysville, 1 Block off of Highway 36
Appliances	Ice Machine Rented Monthly from Pepsi Salina, Dishwasher Rented Monthly from EcoLab, Walk-In Freezer, Walk-In Cooler, Traeger Smoker less than 10 Years
Equipment	Integrity 2 Touch Point of Sale System 6 Years \$70 per Month for Maintenance Plan, Stainless Steel Food Prep Tables, Coffee and Tea Makers, Plates, Silverware, Cups, Cooking Dishes, Cooking Utensils, Pots, Pans
Personal Property	Tables, Chairs, Booths, Highchairs, Booster Seats, Safe bolted to floor in Office
Additional Notes	Well-established business since 1951. Current hours of operation are Tuesday through Saturday 11:00 A.M. to 9:00 P.M. and closed on Sundays and Mondays. Hanover Electric has provided all services to HVAC, Electrical, and Appliances. Buyers will be required per State law to purchase on-hand liquor inventory separately from the sale of the business. The tourist brochure station and gumball machine at the front entrance are not the property of the Wagon Wheel. The gumball sales are split 50/50 between the owner of the gumball machine and the Wagon Wheel.  Items that will not be included with the sale of the business and property are the wooden wheels on the south party room wall, the Budweiser metal sign and the creamery metal sign on the north wall of the party room, the Budweiser lighted sign above the dining room connecting doorway, Budweiser mugs on the shelf above the bar, the paintings along main dining area west wall, Jack Daniels metal sign in the bar area, small chest freezer in back dining area by kitchen entrance, and exterior front wagon wheel bench.