

# WEIGAND AUCTION

Thursday, October 1, 2020 @ 12:00 PM CDT

Auction Held On Site: 3036 S. Broadway, Wichita, KS



AUCTION DIVISION

LIVE WITH ONLINE PRE-BIDDING

Register to Pre-Bid online at [WeigandAuctions.com](http://WeigandAuctions.com)



3036 S. BROADWAY, WICHITA, KS

**SITE SIZE**  
13,068 SF

**BUILDING SIZE**  
1,944 SF

**YEAR BUILT**  
1960 & 1998

**2019 TAXES**  
GENERALS: \$5,467.02  
SPECIALS: \$6.71

J.P. Weigand & Sons, Inc. - Auction Division is pleased to announce it will be selling at live auction the former Broadway Animal Clinic Building on Thursday, October 1, 2020 @ 12 PM CDT.

Online pre-bidding prior to the auction will be accepted on our website at [www.WeigandAuctions.com](http://www.WeigandAuctions.com)

This property is situated near the heavily traveled intersection of Broadway and 31st Street South.

For more information, please visit our website at [www.WeigandAuctions.com](http://www.WeigandAuctions.com) or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division

150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)

Kevin Howell, Auctioneer

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Mark Schroeder

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AUCTION DIVISION

AUCTION PROCEDURE: This will be a Reserve Auction and is subject to Seller verification. Online pre-bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online pre-bidding. Pre-bidding will end 24 hours before the start of the live auction. BUYER'S PREMIUM: A 10% buyers premium will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder will be required to make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification on auction day. Closing will take place on or before 30 days following the day of auction.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [www.WeigandAuctions.com](http://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.



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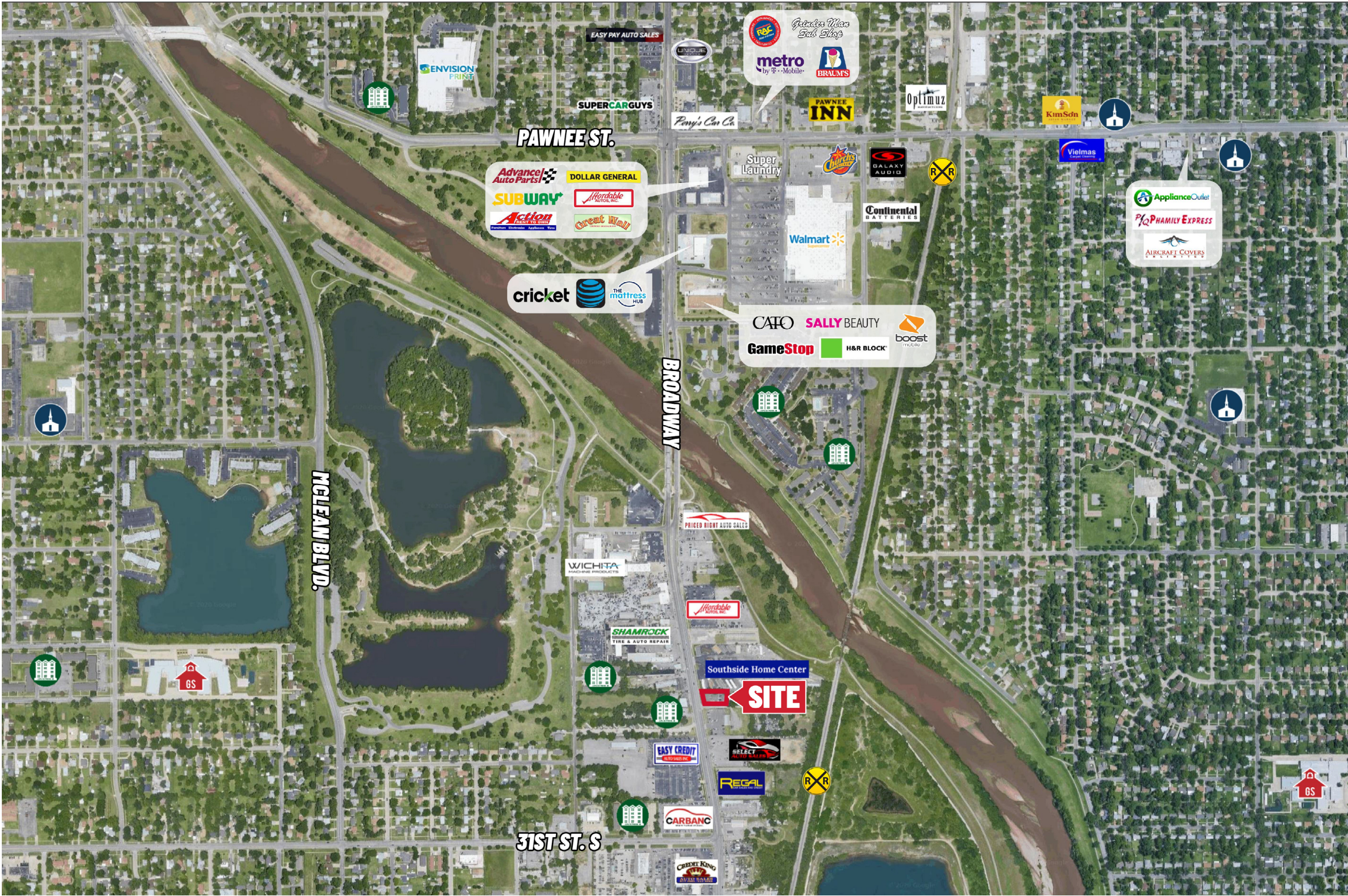
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## PROPERTY HIGHLIGHTS

- Former Broadway Animal Clinic.
- Private offices, large reception & waiting area, multiple examination rooms, operating room, kennel, medicine and equipment storage.
- Building can be easily converted to conventional office or retail use.
- Plenty of front door parking.
- Just minutes from downtown business district.
- Ready for immediate move in.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,226	85,448	174,047
AVG. HH INCOME	\$43,973	\$47,189	\$50,501
MEDIAN AGE	33.4	33.6	33.9
TRAFFIC COUNTS APPROX. 18,512 VPD AT BROADWAY & 31ST ST. S			



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