

WEIGAND ONLINE AUCTION

6801-6829 E. Kellogg Dr. Wichita

ONLINE ONLY Bidding Ends Thurs. November 3, 2022 @ 2 PM CT

Register & Bid online at WeigandAuctions.com



Highly Visible Retail Investment Opportunity

SITE SIZE
1.45 ACRES

BUILDING SIZE
25,764 SF

ZONING
LIMITED COMMERCIAL

TAXES
GENERALS: \$39,424.40

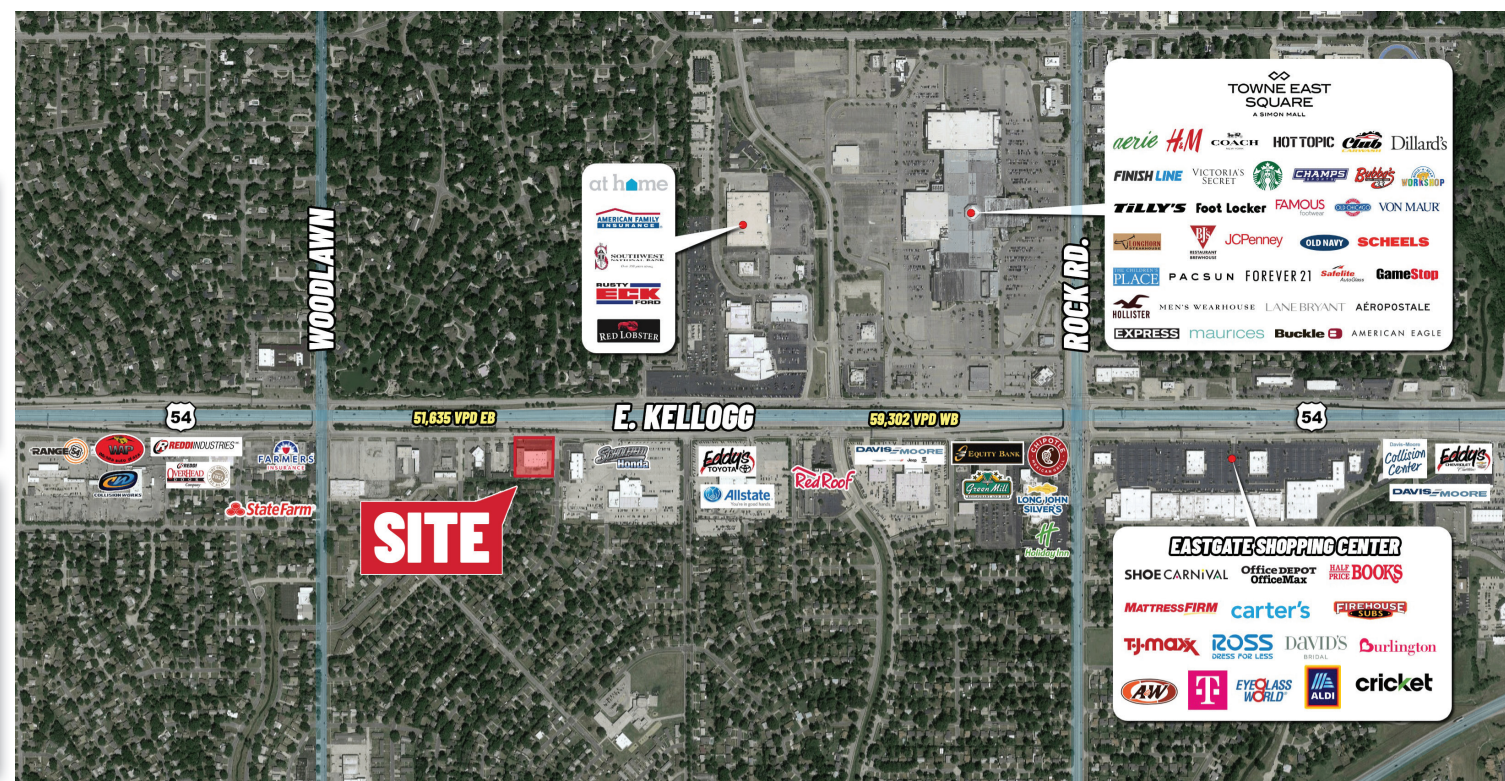
OCCUPANCY RATE
62%

PROPERTY HIGHLIGHTS

- Value Add Retail Opportunity
- East Kellogg Frontage near Towne East Square
- Restaurant F F & E included
- Monument & Building Signage visible from Kellogg
- 9,400 vacant SF
- Current tenants include:
 - Nerf Warz
 - The Foundry Christian Church
 - The Nelson's Kitchen
- 60+ Parking Spaces



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,238	27,532	399,529
AVG. HH INCOME	\$40,541	\$75,202	\$75,014
MEDIAN AGE	31.5	33	35.1



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. 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 applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

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