

WEIGAND ONLINE ONLY AUCTION

343 S. Ida St.
Wichita, KS 67211

Bidding Ends TUESDAY, APRIL 4th @ 2 PM CT

Register & Bid online at WeigandAuctions.com



INCOME PRODUCING/CENTRALLY LOCATED INVESTMENT OPPORTUNITY

SITE SIZE

7,000 SF

BUILDING SIZE

5,000 SF

ZONING

LIMITED INDUSTRIAL

YEAR BUILT

1966

2022 TAXES

GENERALS: \$3,790.14

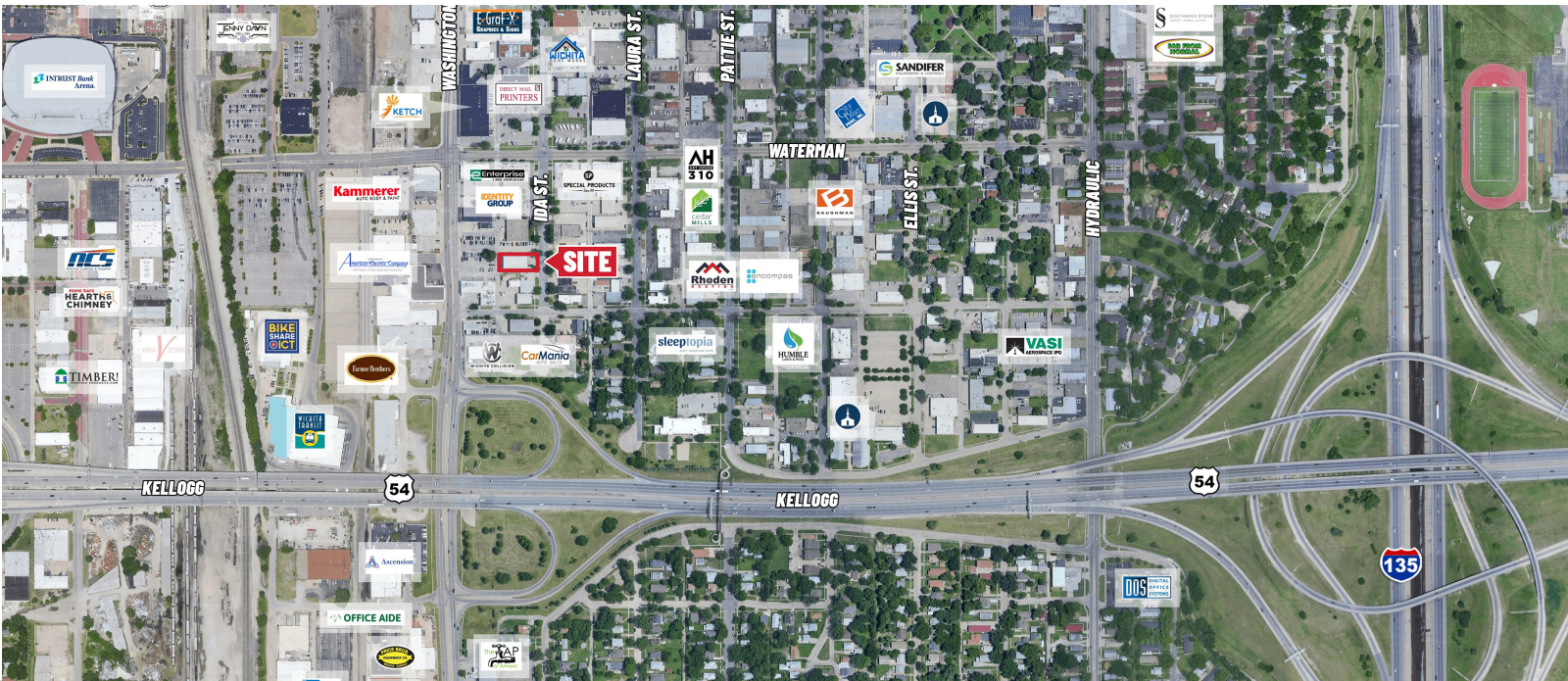
PROPERTY HIGHLIGHTS

- Month-to-month tenant pays \$2,000/month
- Building has office and warehouse space
- Climate controlled
- Alley access with overhead door
- Located in downtown Wichita
- On & off street parking
- Easy access to Kellogg Ave/US 54 & I-135
- Traffic counts along Washington St. is 26,972 VPD

SCAN FOR
MORE INFO.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,182	108,046	225,515
AVG. HH INCOME	\$43,793	\$54,741	\$60,858
MEDIAN AGE	32.4	33.1	34.3



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 is subject to Sellers confirmation. Online bidding is by approval only. Bidders must provide 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 the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at 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 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% 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.