

WEIGAND ONLINE ONLY AUCTION

411 S. Topeka Ave., Wichita, KS

ONLINE ONLY | Bidding Ends Thurs., June 1st @ 2 PM CT

Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



Redevelopment Opportunity in Wichita Arena District

SITE SIZE
7,731 SF

BUILDING SIZE
1,307 SF




ZONING
CBD

TAXES
\$4,326.15

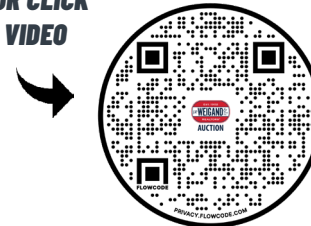
TRAFFIC COUNTS
9,051 VPD

PROPERTY HIGHLIGHTS

- Close proximity to popular restaurants, shops, and entertainment venues.
- Opportunity to own a piece of Wichita's vibrant arena district.
- Ideal location for businesses looking for high visibility and foot traffic.
- Ample street parking and nearby public parking garages.
- Zoned for a wide range of commercial uses, providing flexibility for future tenants.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 MEDIAN AGE	34.4	33.7	34.2
 POPULATION	9,803	105,675	220,163
 AVG. HH. INCOME	\$48,369	\$55,088	\$59,655

SCAN OR CLICK
FOR VIDEO



J.P. Weigand & Sons, Inc. Auction
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



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

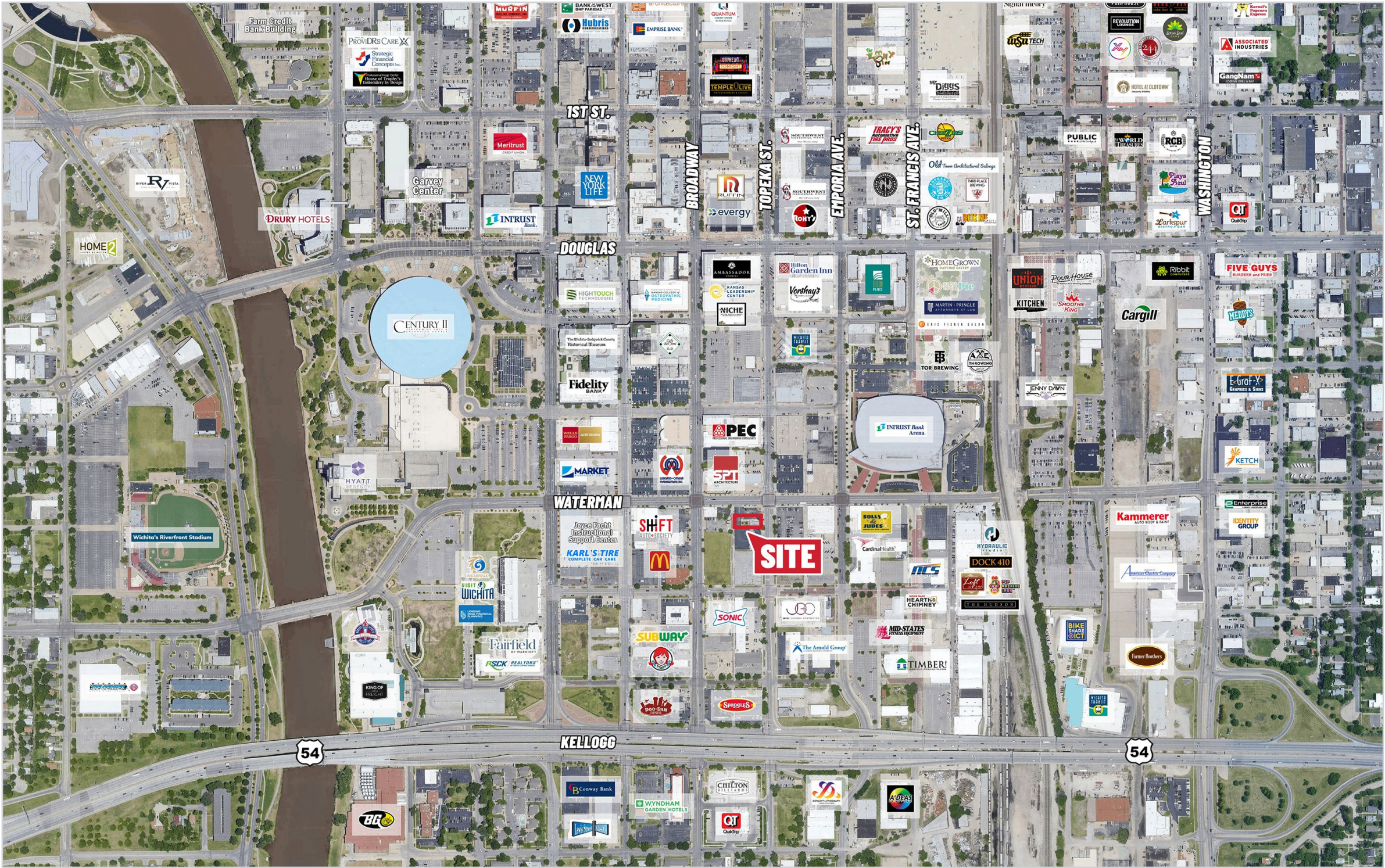
AUCTION PROCEDURE: Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** 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](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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