

# WEIGAND ONLINE ONLY AUCTION

215 N. Meridian, Newton, KS

BIDDING ENDS AUGUST 15, 2023 @ 2:00 PM CT

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



## Free-Standing Daycare Facility

**SITE SIZE**  
43,560 SF

**BUILDING SIZE**  
9,572 SF

**YEAR BUILT**  
2003

**ZONING**  
C-2 GENERAL BUSINESS DISTRICT




**2022 TAXES**  
GENERALS: \$15,849.14  
SPECIALS: \$ 380.00

**TRAFFIC COUNTS**  
N. MERIDIAN & 1ST ST.: 3,741 VPD

### PROPERTY HIGHLIGHTS

- Owner/user opportunity situated in Newton, Kansas.
- Turnkey operation. The property is fully outfitted to operate as a daycare.
- Equipped with a state-of-the-art audible fire system that meets or exceeds the 2013 childcare fire code.
- Newly renovated playground for children of all ages.
- This property has undergone a major recent remodel, including the replacement of the HVAC and furnace, plumbing updates, new carpet, exterior siding, window replacement and new fencing.
- Ample parking is available on-site, with over 30 door-side parking stalls.
- The property is close to major highways.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>MEDIAN AGE</b>	36.4	37.1	37.3
 <b>POPULATION</b>	3,064	20,017	21,101
 <b>AVG. HH. INCOME</b>	\$89,483	\$87,511	\$87,375



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



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