

WEIGAND ONLINE AUCTION

3331 E. 47th Street South

Bidding Ends Thursday, September 28, 2023 at 2:00 PM CT

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



MIDWAY SQUARE VALUE-ADD RETAIL CENTER

SITE SIZE
2.45 ACRES




BUILDING SIZE
19,494 SF

OCCUPANCY
67.2%

ZONING
LIMITED COMMERCIAL

2022 TAXES
GENERALS: \$12,620.19

Located just west of the K15 highway and 47th St signaled intersection with 26,319 vehicles per day. Area businesses include Kwik Shop, Dollar General, Davis Liquor, and Spirit AeroSystems. This building is 19,464 SF with 45 parking spaces and 2.54 acres of total land with spaces large enough to host a variety of potential businesses. This value-add retail center provides investors the opportunity to acquire property and maximize its potential.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 MEDIAN AGE	37.7	35.7	35.6
 POPULATION	4,669	34,147	129,552
 AVG. HH. INCOME	\$34,586	\$51,356	\$51,006



For more information, please visit our website at www.WeigandAuctions.com or contact us at 316-262-6400.



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

Daniel Touchatt
316-292-3985 | dtouchatt@weigand.com

AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. 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 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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