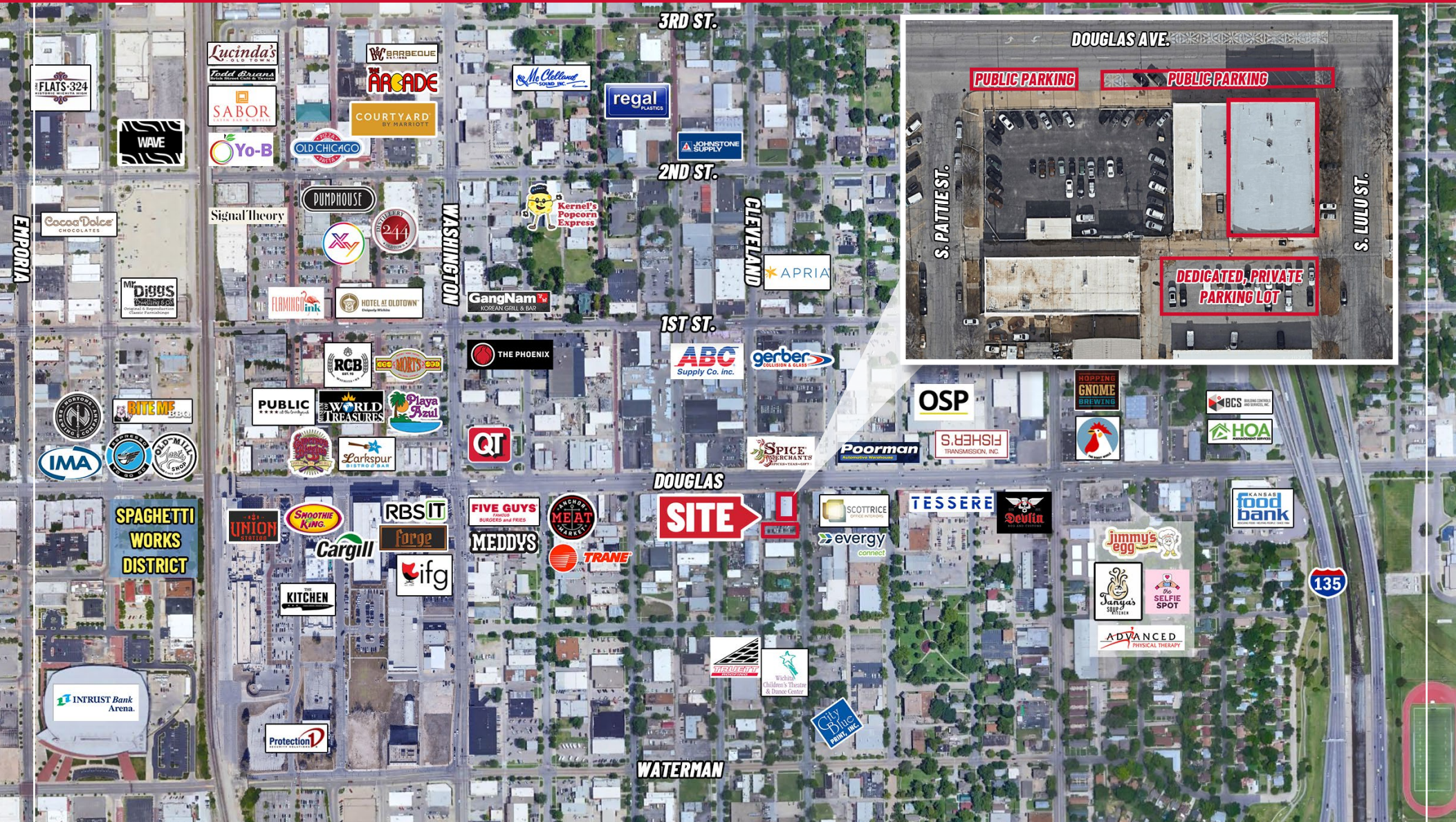


WEIGAND ONLINE ONLY AUCTION

Downtown Wichita Redevelopment Opportunity | 1325 E. Douglas, Wichita, KS 67211



AUCTION



BIDDING ENDS: TUES., JUNE 4TH, 2024 AT 2:00 PM, CT

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

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DOWNTOWN WICHITA REDEVELOPMENT OPPORTUNITY

We are pleased to present at auction 1325 E. Douglas, located in the Douglas Design District less than one mile from Old Town.

Spacious two-story building includes a flexible, open floor plan on the first floor. Great redevelopment potential. Ample street parking plus a dedicated, private parking lot. Nearby businesses include: Cargill Protein Division, Tessere, Central Standard Brewing, Spice Merchant, OSP, QuikTrip, Jimmy's Egg, The Anchor, Meddy's, and many more.

Current Tenant lease expires June 2024.



LOT SIZE

47,045 (1.08 ACRES)

YEAR BUILT

1916



BUILDING SIZE

18,960 ± SF

OF PARCELS

3

OF STORIES

2

PARKING

30 spaces behind building
+ street parking

OVERHEAD DOORS:

4



TRAFFIC COUNTS & DEMOGRAPHICS



12,111 VPD

Along East Douglas



227,306

Population
(5 Miles)



\$73,584

Avg. HH Income
(5 Miles)



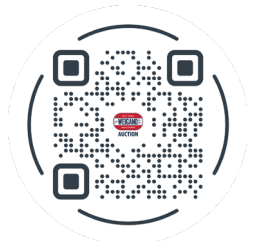
34.6

Median Age
(5 Miles)



95,951

Total Employed
(5 Miles)



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

Alex Ibarra, CCIM

316-292-3903 | aibarra@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 deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by Security 1st Title. The balance of the purchase price will be paid in certified funds at closing. **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.