

WEIGAND ABSOLUTE AUCTION

Redevelopment Opportunity | 1028 E. Harry St., Wichita, KS 67211



AUCTION



BIDDING ENDS: THURSDAY, SEPT. 26TH, 2024 AT 2:00 PM, CT

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

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REDEVELOPMENT OPPORTUNITY NEAR I-135/400 EXCHANGE.

This property boasts 3,100 square feet of open interior with several access points, including three street-facing entrances and an overhead door area. The space is versatile and easily adaptable for various uses. Windows and doors have recently been replaced.



LOT SIZE

4,581 SF (0.11± Acres)

YEAR BUILT

1910



BUILDING SIZE

3,195 SF

ZONING

LI



TRAFFIC COUNTS

6,201 VPD
at E. Harry St.

2023 TAXES

Generals: \$1,102.92
Specials: \$7.11



230,083
Population
(5 Miles)



33.6
Median Age
(5 Miles)



\$70,224
Avg. HH Income
(5 Miles)



88,579
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

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AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until 3 minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYERS PREMIUM:** A buyer's premium of 10% of the final bid or Three Thousand Dollars (\$3,000.00), whichever is greater, 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 of 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 the 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 only 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.