

# WEIGAND ONLINE AUCTION

Redevelopment Opportunity | 11 N. Main, Caldwell, KS 67022



AUCTION



**BIDDING ENDS: TUESDAY, OCTOBER 15TH, 2024 AT 2:00 PM, CT**

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



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## REDEVELOPMENT OPPORTUNITY IN CALDWELL, KANSAS.

- Opportunity for a brick and mortar on Main Street in Caldwell.
- Ground floor retail space.
- The second floor has potential for residential development.



**SITE SIZE**  
3,482 SF

**YEAR BUILT**  
1910



**BUILDING SIZE**  
2,385 SF

**PARKING**  
Street side



**TRAFFIC COUNTS**  
1,788 VPD  
at Central & Main

**2023 TAXES**  
Generals: \$609.04  
Specials: \$0.00

### DEMOGRAPHICS



1,079  
Population  
(5 Miles)



43.5  
Median Age  
(5 Miles)



\$75,571  
Avg. HH Income  
(5 Miles)



68  
Total Businesses  
(5 Miles)



**J.P. Weigand & Sons, Inc. – Auction**  
150 N. Market Wichita, KS 67022 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



**Kevin Howell, Auctioneer**  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**AUCTION PROCEDURES:** 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. **BUYERS 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 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.



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