

WEIGAND ABSOLUTE AUCTION

1.77 Acre Lot | 1402 E. Mount Vernon St., Wichita, KS 67211



AUCTION



BIDDING ENDS: THURSDAY, NOV. 7TH, 2024 AT 2:00 PM, CT

Register & Bid Online at WeigandAuctions.com

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FLEX SPACE WITH 1.77± ACRE FULLY FENCED LOT



LOT SIZE

77,151 SF (1.77± Acres)



BUILDING SIZE

West Building: 2,880 SF

East Building: 5,392 SF



TRAFFIC COUNTS

3,138 VPD @ Mt. Vernon St.
& Southeast Blvd.

YEAR BUILT

West Building: 1970

East Building: 1978

ZONING

Limited Industrial (LI)

2023 TAXES

Generals: \$7,173.33

Specials: \$24.44

OVERHEAD DOORS

West Building: 2

East Building: 7

STORAGE AREA

Fenced

Hard Surface

Storage Lot



DEMOGRAPHICS



221,975
Population
(5 Miles)



33.5
Median Age
(5 Miles)



\$70,413
Avg. HH Income
(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

Randy Johnston

316-292-3913 | rjohnston@weigand.com

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 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. Any personal property currently on the premises is excluded from the sale. 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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WEST BUILDING



BUILDING HIGHLIGHTS

- 2,880 SF – 80' by 36'
- Retail and office space
- Overhead door in front and rear



EAST BUILDING



BUILDING HIGHLIGHTS

- 5,392 SF
- 8-12 ft. ceiling heights
- Multiple overhead doors



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