

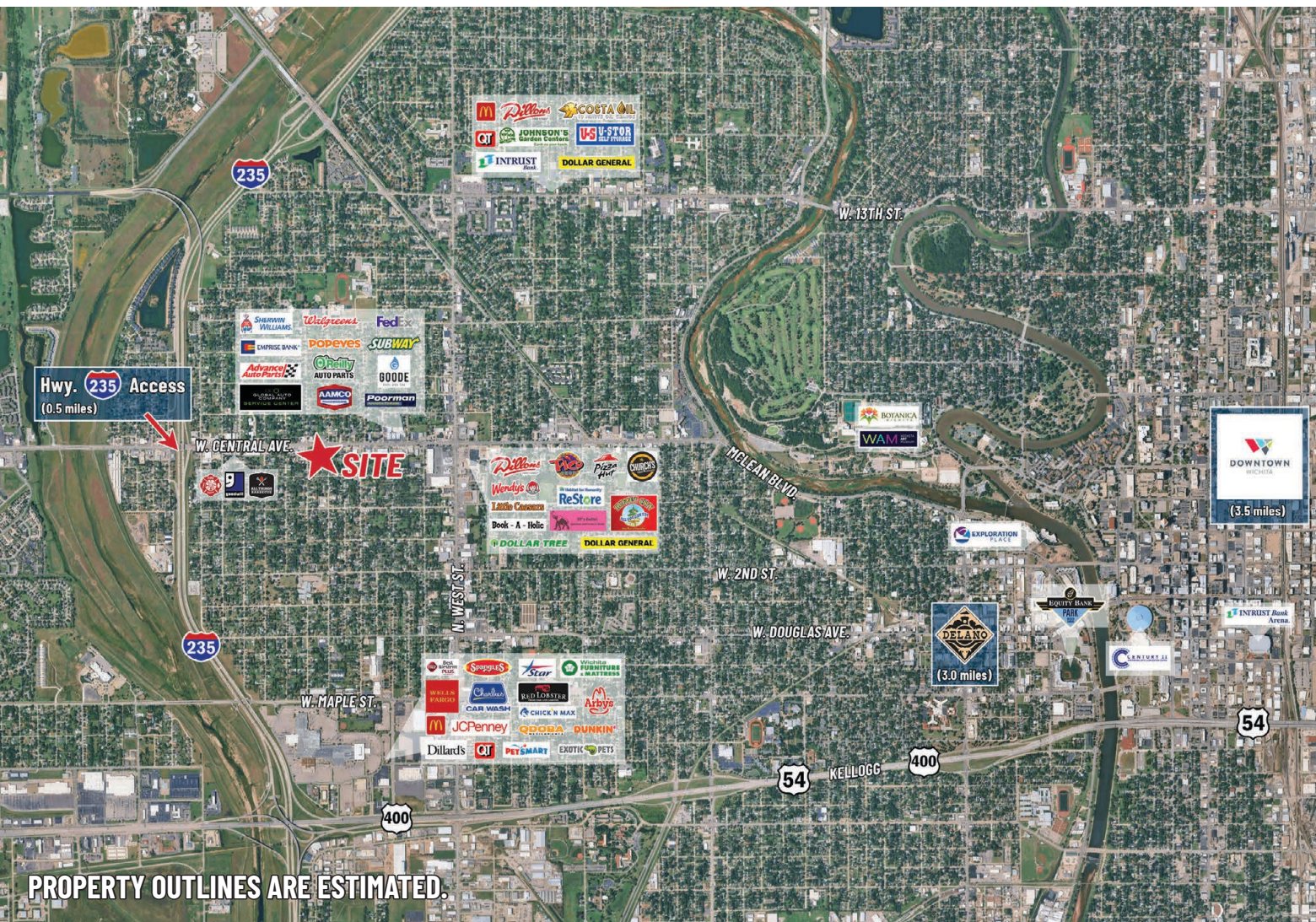
WEIGAND ABSOLUTE AUCTION – OFFICE BUILDING & 68,765± SF LOT | 2 TRACTS

AUCTION

4805 W. Central Ave., Wichita, Kansas 67212

Register & Bid Online at WeigandAuctions.com

BIDDING ENDS THURSDAY, AUGUST 28TH, 2025



PROPERTY OUTLINES ARE ESTIMATED.

Weigand Auctions is proud to present two prime properties.

Don't miss this no minimum, no reserve auction featuring two distinct parcels totaling around 68,765 SF in the heart of Wichita.

Tract 1 – offers a former medical/office building with strong redevelopment potential, located along high-visibility Central Avenue.

Tract 2 – is a 28,649± SF vacant lot zoned General Office, with utilities and curb cuts in place—ideal for new construction, such as a duplex or four-plex.



FOR MORE DETAILS, VISIT
WEIGANDAUCTIONS.COM
OR **SCAN** THE QR CODE.



Weigand Real Estate – Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer
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AUCTION PROCEDURES: Absolute auction with online bidding by approval only. Bidding will remain open until three (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. **BUYER'S PREMIUMS:** A buyer's premium of ten percent (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 ten percent (10%) of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within twenty-four (24) hours of close of auction. Closing will take place on or before thirty (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 three percent (3%) of the final bid price will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

WEIGAND ABSOLUTE AUCTION – TRACT 1: MEDICAL/OFFICE BUILDING

AUCTION

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BIDDING ENDS THURSDAY, AUGUST 28TH @ 1:00 PM, CT



TRACT 1: 4805 W. CENTRAL AVE.

PROPERTY OUTLINES ARE ESTIMATED.



BUILDING SIZE: 5,151± SF

SITE SIZE: 40,116± SF

ZONING: Limited Commercial (LC)

EST. 2025 TAXES

Generals: \$15,492.00

Specials: \$31.25

TRAFFIC COUNTS

24,466 VPD along Central at Anna St.

PROPERTY HIGHLIGHTS

- Free-standing brick office building with redevelopment potential for retail/showroom.
- Former medical/office use.
- Great Central Ave. frontage and visibility.
- Monument signage.
- Lawn irrigation system with cased well.
- Ample parking & good traffic counts.
- Parking lot re-sealed June 2025.
- New electrical panel June 2025.



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WEIGAND ABSOLUTE AUCTION – TRACT 2: DEVELOPMENT OPPORTUNITY

AUCTION

4805 W. Central Ave., Wichita, Kansas 67212

Register & Bid Online at WeigandAuctions.com

BIDDING ENDS THURSDAY, AUGUST 28TH @ 2:00 PM, CT



LOT SIZE: Approx. 28,649± SF

ZONING: General Office (GO)

EST. 2025 TAXES

Generals: \$1,027.00

Specials: \$0.00

TRAFFIC COUNTS

24,466 VPD along Central at Anna St.

PROPERTY HIGHLIGHTS

- Development potential.
- Utilities available to the site.
- Curb cut in place.
- Water & sewer connections.
- Ideal for duplex/fourplex infill development.

DEMOGRAPHICS



190,460

Population
(5 Miles)



\$81,986

Avg. HH Income
(5 Miles)



36.1

Median Age
(5 Miles)



84,075

Total Employed
(5 Miles)



**SCAN TO REGISTER
& BID ONLINE**



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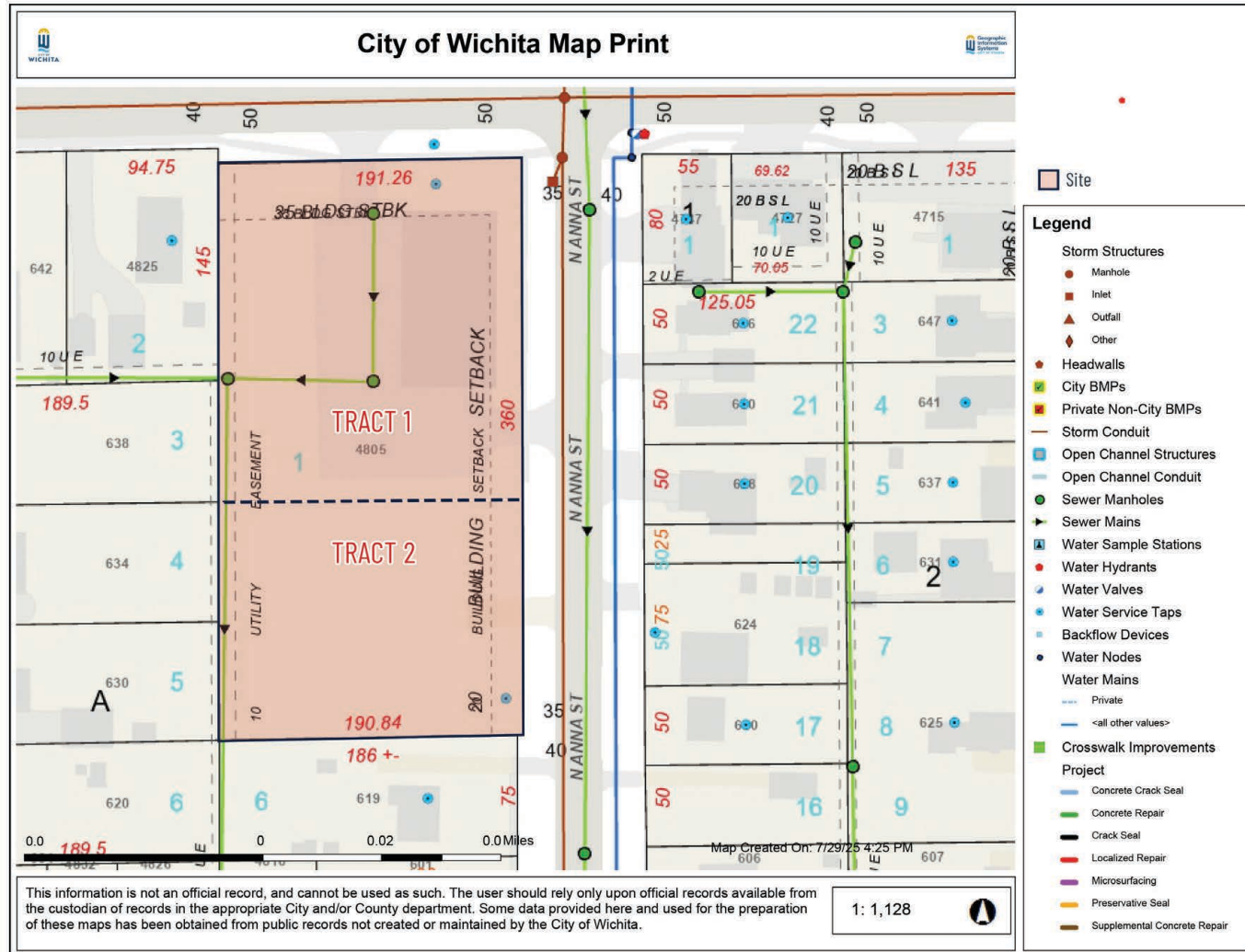
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CITY LOCATES



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