

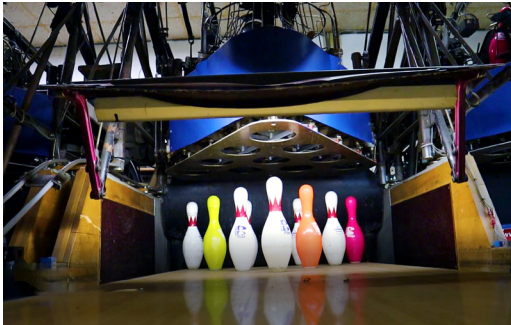
WEIGAND MULTI-PROPERTY ONLINE AUCTION
310 STATE ST., AUGUSTA, KS

ONLINE ONLY

Bidding Ends March 31, 2021 @ 10:00 AM CDT
Auction Held Online Only



Register & Bid online at WeigandAuctions.com



SITE SIZE
34,375 SF

BUILDING SIZE
10,440 SF

YEAR BUILT
1958

ZONING
MAIN STREET DISTRICT

2020 TAXES
GENERALS: \$8,733.88
SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Turn-key business opportunity located at the south end of downtown Augusta.
- The bowling alley features 12 complete bowling lanes with 22 mounted flat screen TVs and scoring equipment.
- The interior also includes a full commercial kitchen, outdoor cooler, office, restroom and locker area and storage room.
- Ample parking lot with 50+ spaces.
- Large overhead door in rear of building.
- New TPO roof in 2013, along with a 10-ton HVAC system.
- All Brunswick bowling equipment, bowling balls, racks, shoes and pins included.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,238	10,157	12,488
AVG. HH INCOME	\$40,541	\$63,052	\$70,395
MEDIAN AGE	31.5	37.8	38.5

For more information, please visit our website at www.WeigandAuctions.com or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer
316-292-3971
khowell@weigand.com

Ben Gartner, CCIM
316-292-3967
bgartner@weigand.com

Grant Tidemann, SIOR
316-292-3908
tidemann@weigand.com

AUCTION PROCEDURE: All properties will be a Reserve Auction and are subject to Seller acceptance of bid. Online bidding is by approval only. Bidders must provide 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 make a deposit in the 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 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 rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

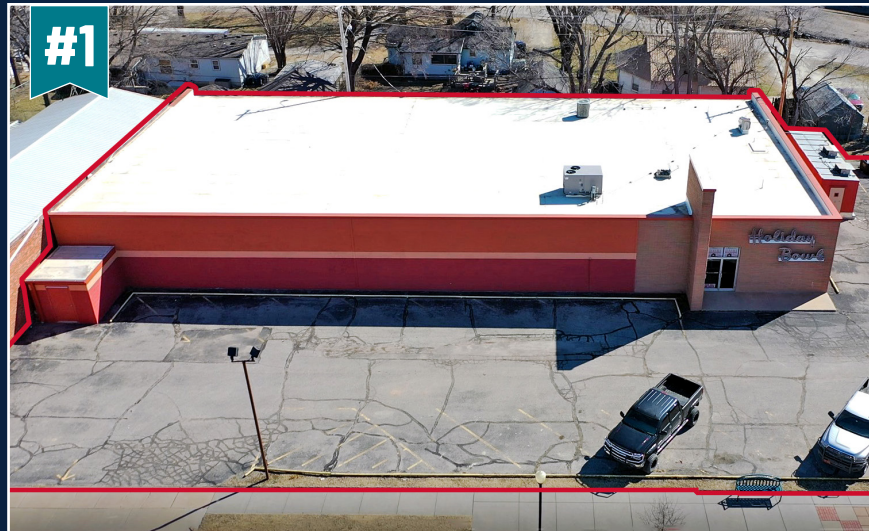
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**ALL AUCTIONS END
Wednesday, March 31, 2021**

#1 Turn-Key Bowling Alley

#2 Class A Office w/Industrial Space

#3 Two-Story Office Building w/Basement

#4 Neighborhood Office Building

#5 Medical Office w/Dental Equipment Included



300 E. INDUSTRIAL, SEDGWICK, KS
Ends at 11:00 AM CDT



335 N. WASHINGTON, HUTCHINSON, KS
Ends at 12:00 PM CDT



1411 N. ST. PAUL, WICHITA, KS
Ends at 1:00 PM CDT



429 N. LINDEN, BELLE PLAINE, KS
Ends at 2:00 PM CDT



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Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

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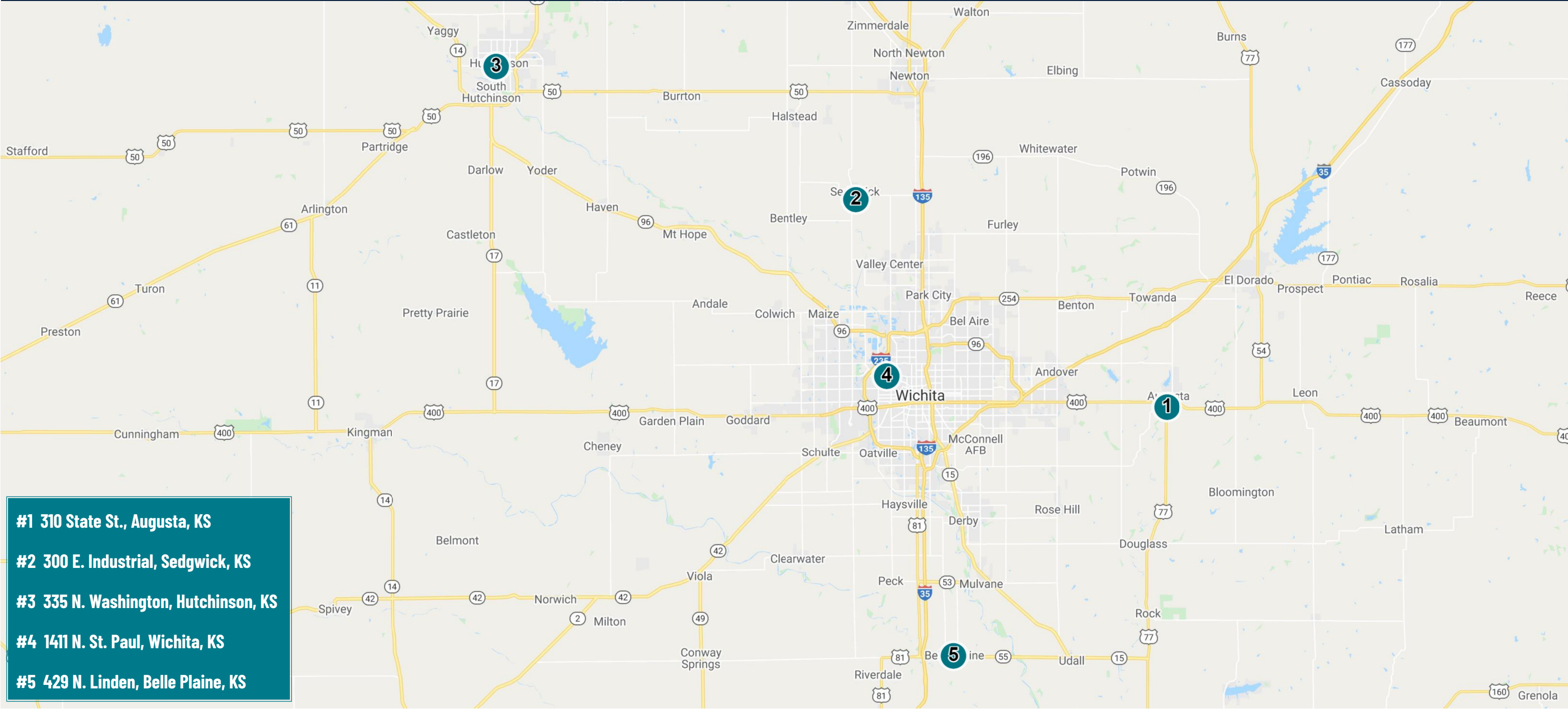


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AUGUSTA — SEDGWICK — HUTCHINSON — WICHITA — BELLE PLAINE



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