

WEIGAND MULTI-PROPERTY ONLINE AUCTION
1411 N. ST. PAUL, WICHITA, KS

ONLINE ONLY

Bidding Ends March 31, 2021 @ 1 PM CDT
Auction Held Online Only



Register & Bid online at WeigandAuctions.com

#4



SITE SIZE
21,407 SF

BUILDING SIZE
6,912 SF

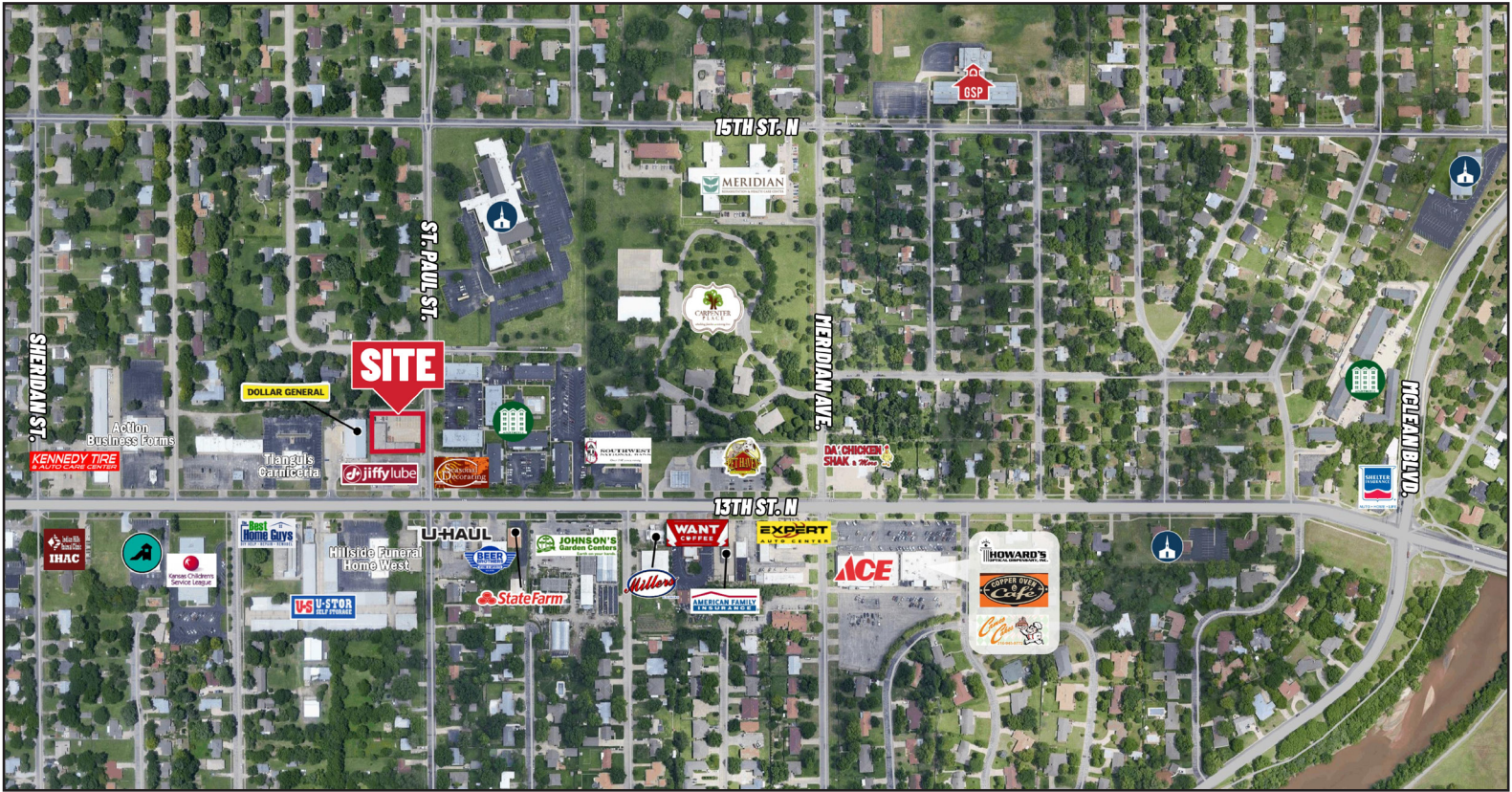
YEAR BUILT
1975

ZONING
LIMITED COMMERCIAL

2020 TAXES
GENERALS: \$8,946.05
SPECIALS: \$6.71

- PROPERTY HIGHLIGHTS**
- Great neighborhood office building for owner/user or investor.
 - 3 suites.
 - East Suite: 2,048 SF (Available)
 - Corner Suite: 1,024 SF (Occupied)
 - West Suite: 3,840 SF (Available)
 - New TPO roof in 2018.
 - Large concrete parking lot with 35 spaces.
 - Located directly off of 13th St. N.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,498	77,333	180,156
AVG. HH INCOME	\$64,818	\$55,656	\$60,588
MEDIAN AGE	42.7	35.1	35.4



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
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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.

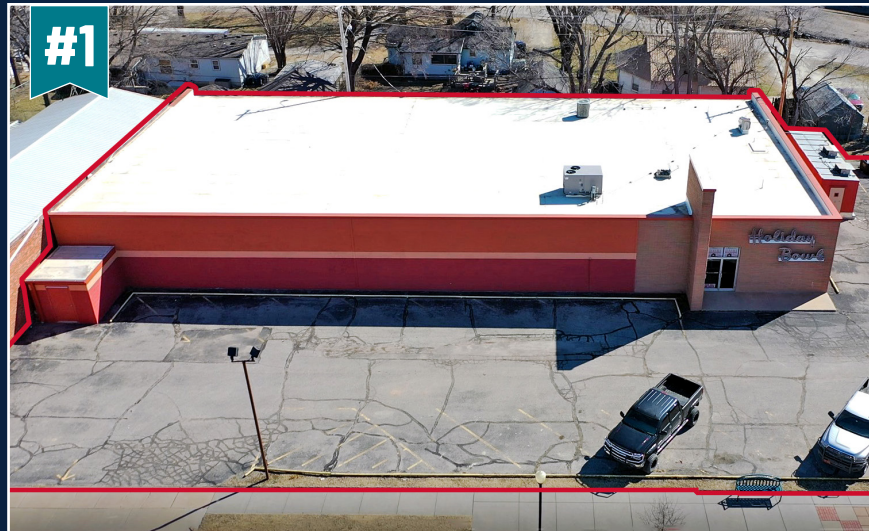
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310 STATE ST., AUGUSTA, KS
Ends at 10:00 AM CDT

**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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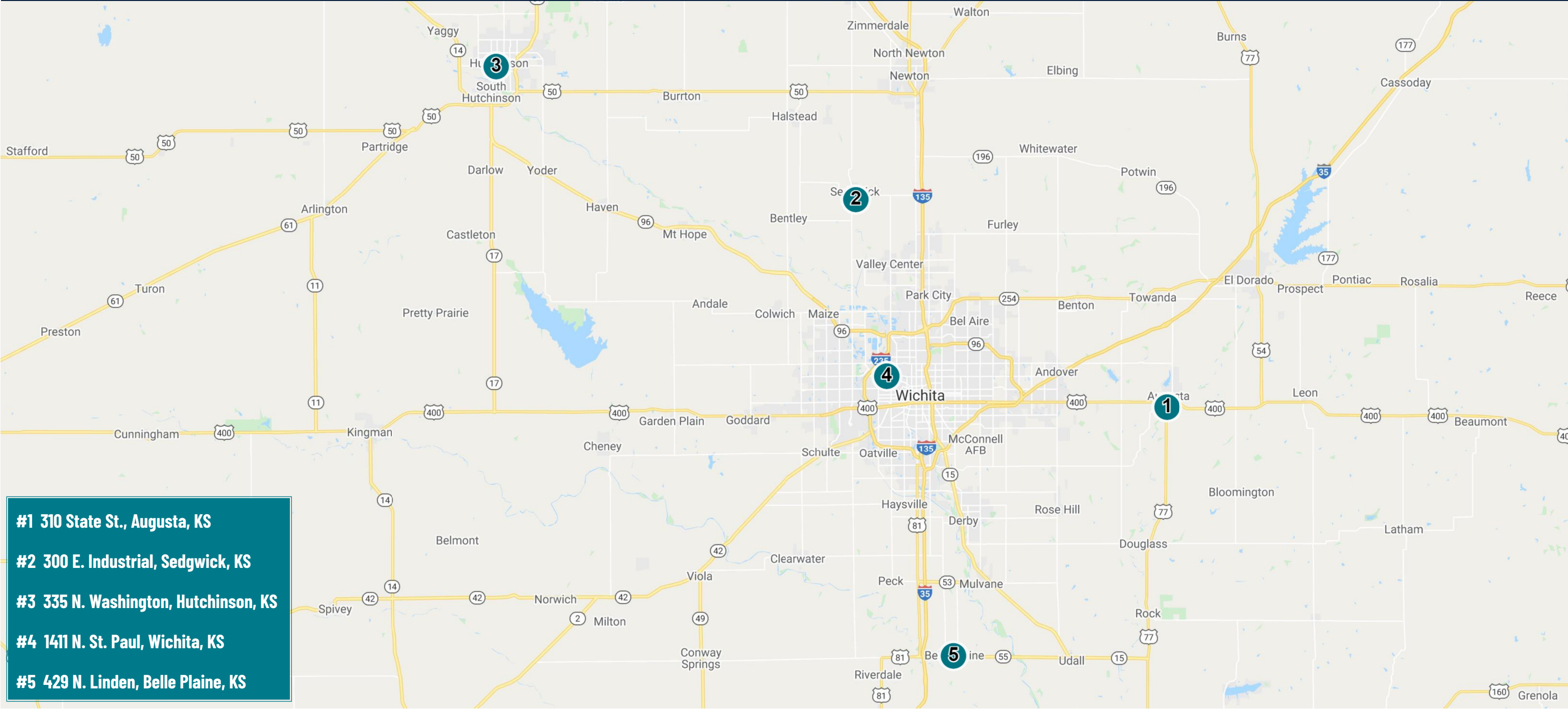


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AUGUSTA — SEDGWICK — HUTCHINSON — WICHITA — BELLE PLAINE



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