

WEIGAND ONLINE ONLY AUCTION

211 E. 4th Ave., Hutchinson, KS

ONLINE ONLY Bidding Ends Tuesday, May 17, 2022 @ 2 PM CDT

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



SITE SIZE
49,005 SF (1.1 ± ACRES)

BUILDING SIZE
27,093 SF

YEAR BUILT
1927

ZONING
C-4

TAXES
GENERALS: \$987.82 | SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Opportunity for redevelopment on highly visible 4th Avenue. Located within minutes of Ken Kennedy Freeway and Kansas State Fairgrounds.
- 1.1 acre lot.
- All brick 2-story former church.
- Special Commercial District.
- Located on RCAT bus route.



For more information, please visit our website at [WeigandAuctions.com](https://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](https://www.WeigandAuctions.com)



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

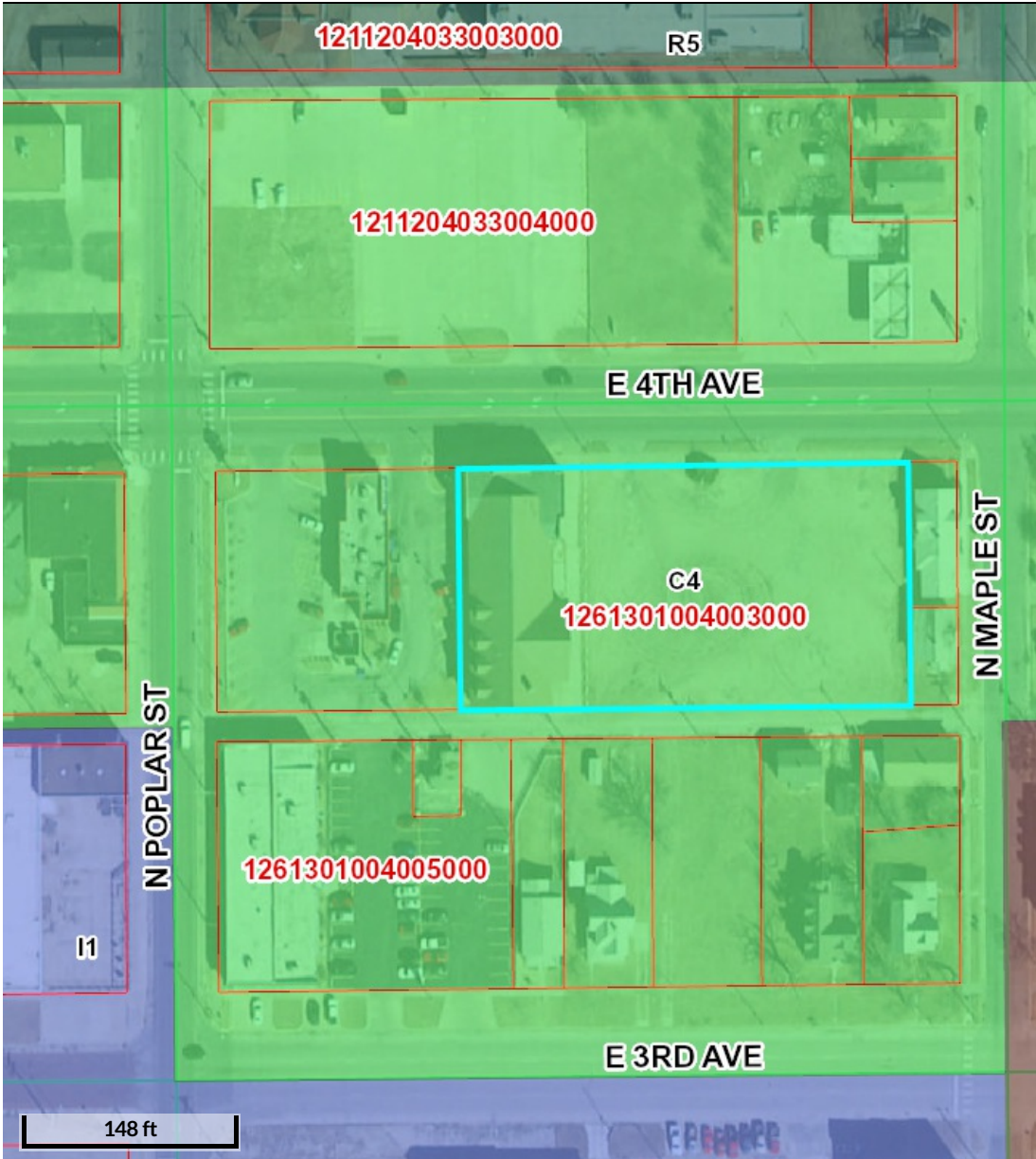
AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank 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 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 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 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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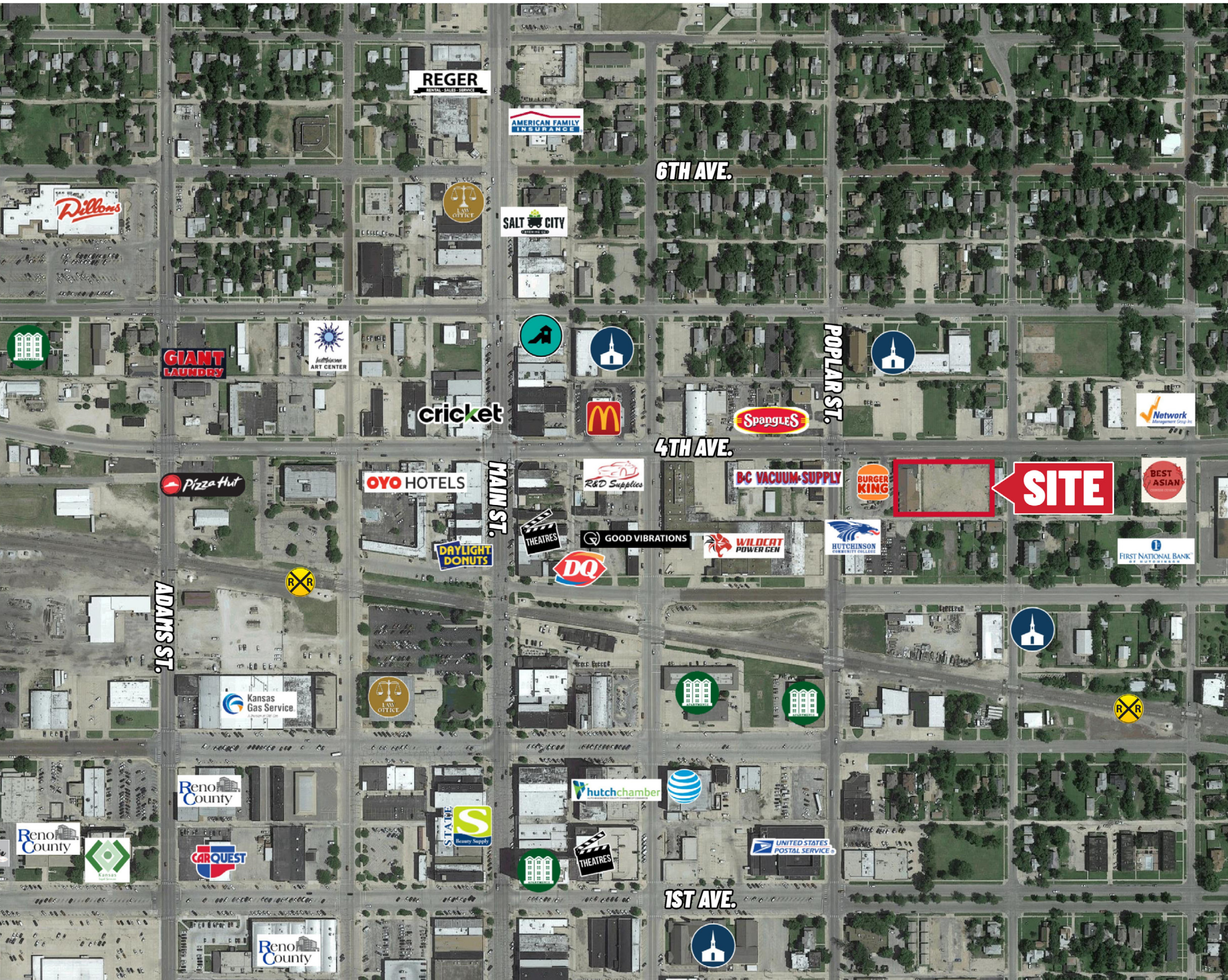
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES		
POPULATION	10,621	39,931	45,430	50	3.2 Miles
AVG. HH INCOME	\$48,501	\$64,815	\$70,303	61	1.5 Miles
MEDIAN AGE	31.2	38.5	39.3	135	34 Miles
				96	6.5 Miles



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