



FREESTANDING RETAIL BUILDING

FOR SALE 600 W. 33RD ST. N., WICHITA, KS 67204

PRICING	\$1,200,000
BUILDING SIZE	9,180 SF
SITE SIZE	38,997 SF
OCCUPANCY	100%
CEILING HEIGHT	11'8"
YEAR BUILT	2022
2025 TAXES	Generals: \$16,850.85 Specials: \$100.00
ZONING	Limited Commercial

PROPERTY HIGHLIGHTS

- Presently occupied freestanding building with pylon signage.
- Bingo business also available for purchase.
- Surrounded by neighborhoods, schools, and multifamily housing.
- Multi-stall restrooms along with 2 ADA restrooms.
- 65 parking spaces.
- Recently remodeled.
- Bingo hall still open for business. Please do not disturb the ongoing business or its customers. All showings are by appointment only.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,734	47,282	152,191
AVG. HH INCOME	\$99,377	\$82,748	\$89,447
MEDIAN AGE	30.3	33.9	34.2

HIGHWAY ACCESS

1.1 Miles	2.9 Miles
2.3 Miles	3.1 Miles



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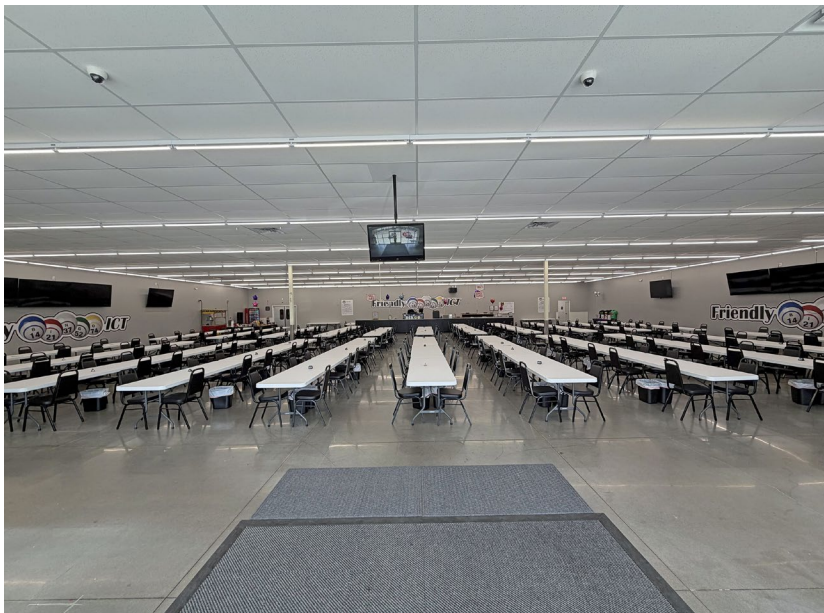
Weigand Real Estate - Commercial
Office: (316) 262-6400
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INTERIOR PHOTOS



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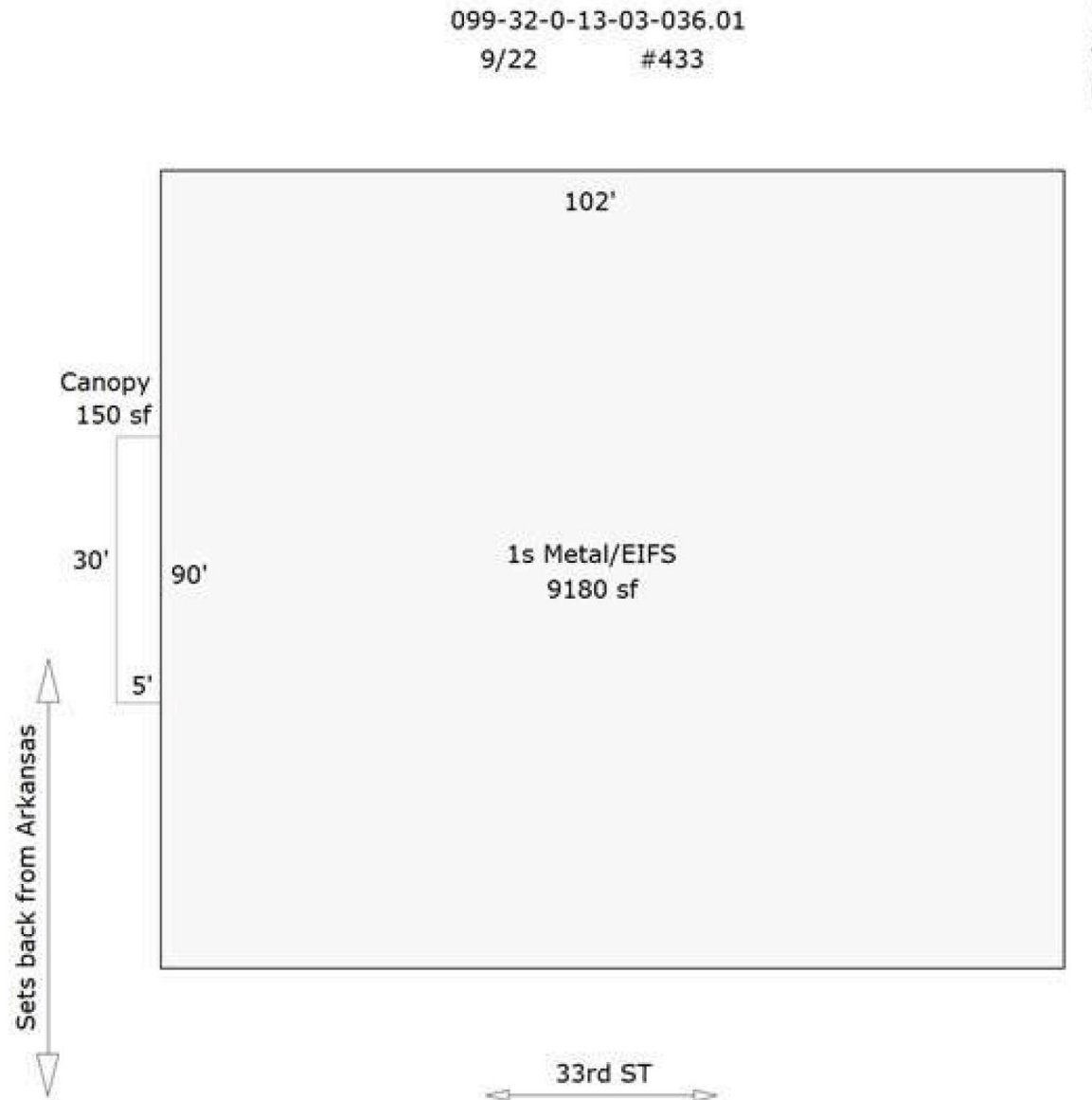
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FLOOR PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.
Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW



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