



# OFFICE/RETAIL BUILDINGS ON BALTIMORE/K-15

FOR SALE 727 & 729 N. BALTIMORE AVE., DERBY, KS 67037

<b>SALE PRICE</b>	\$390,000
<b>BUILDING SIZE</b>	
727 N. Baltimore	2,916 SF
729 N. Baltimore	834 SF
<b>LOT SIZE</b>	25,294 SF
<b>YEAR BUILT</b>	1966
<b>ZONING</b>	B-4 (Central Shopping)
<b>TAXES 2025</b>	Generals: \$13,072.67 Specials: \$120.00

### PROPERTY HIGHLIGHTS

- Excellent access and visibility on Baltimore Ave./K-15.
- Improvements completed in 2022: roof replacement, HVAC system replacement, new siding, new guttering, new water main and electric panel.
- Construction: steel framework with wood siding and decking with EIFS facade.
- Signage opportunity on K-15.
- Opportunity for additional parking on the west side of the building.
- 727 N. Baltimore has two stories with 816 SF upstairs and 2,100 SF on the ground level.
- Doorside parking and one 10'x10' grade level door on 727 N. Baltimore.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,252	30,098	53,809
AVG. HH INCOME	\$77,467	\$99,609	\$88,567
MEDIAN AGE	39	39	39
<b>TRAFFIC COUNTS</b>			
AT BALTIMORE & BRITAIN			18,753 VPD



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

**Weigand Real Estate - Commercial**

Office: 316-262-6400

Weigand.com

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## ADDITIONAL PHOTOS



727 N. BALTIMORE



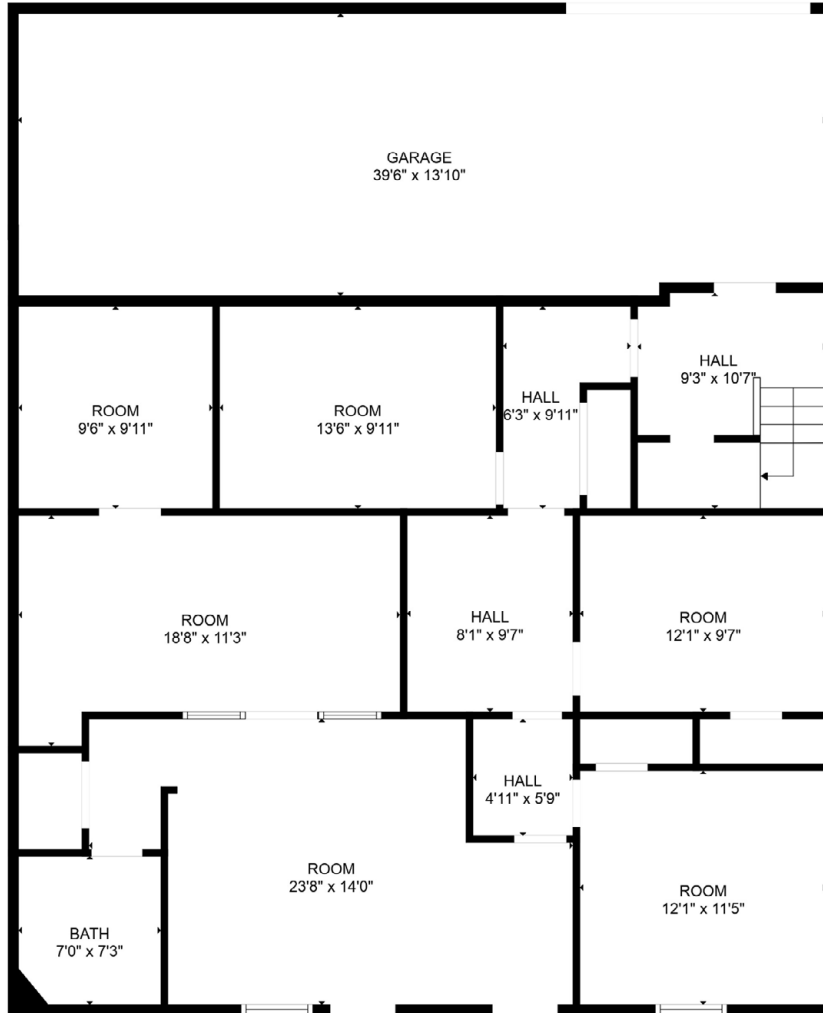
729 N. BALTIMORE



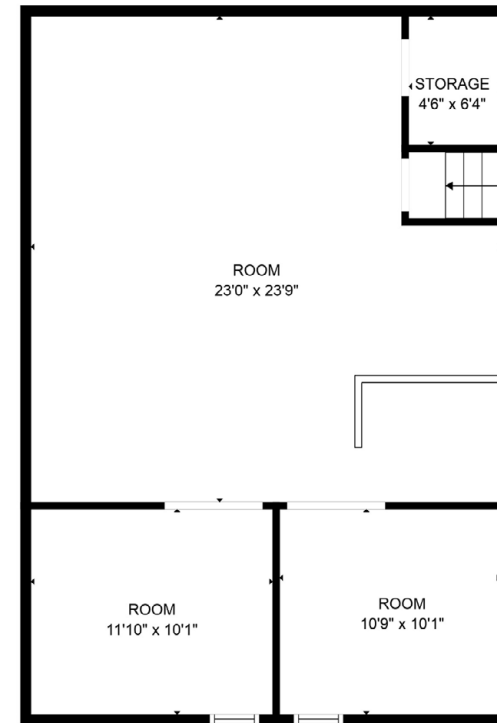
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## FLOOR PLAN - 727 N. BALTIMORE



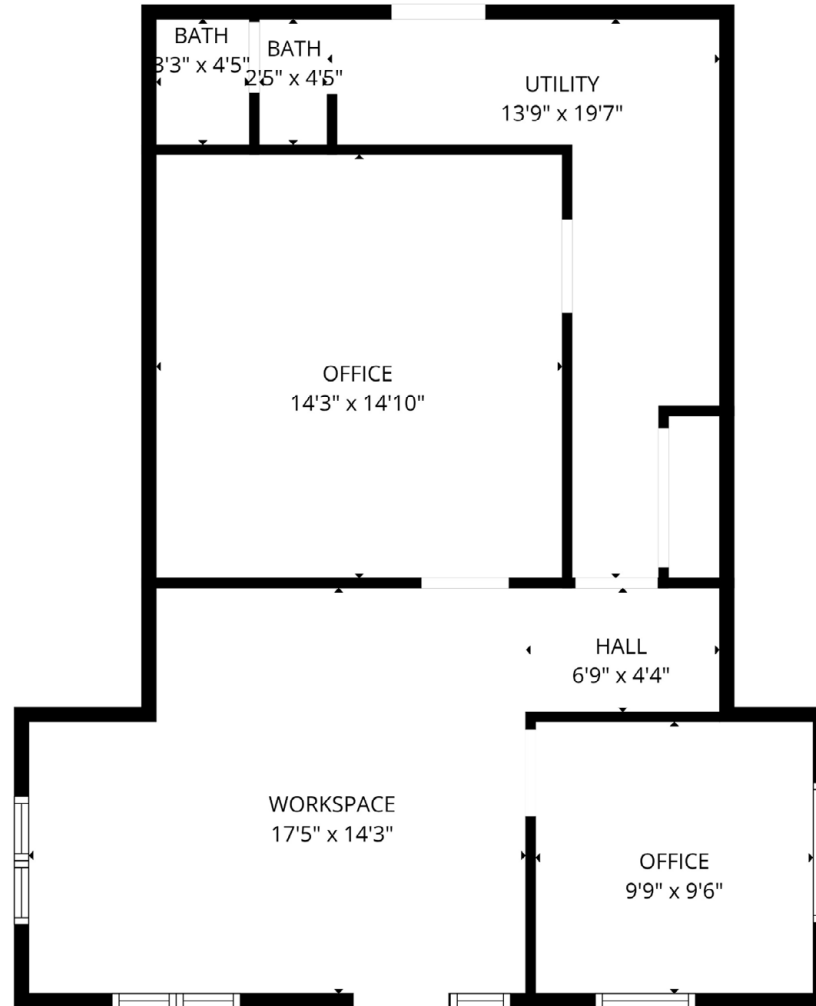
1ST FLOOR



2ND FLOOR

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**FLOOR PLAN - 729 N. BALTIMORE**



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