



COMMERCIAL/INDUSTRIAL WITH FENCED YARD

FOR SALE 3110 S. BROADWAY, WICHITA, KS 67216

SALE PRICE	\$785,000
SITE SIZE	119,638± SF (2.75± A)
BUILDING SIZE	5,458 SF
GRADE LEVEL DOORS	6 - 10'x12'
YEAR BUILT	2002
PARKING	Approx. 60 Spaces
ZONING	General Commercial

2025 TAXES Generals: \$18,594.82; Specials: \$100.00

PROPERTY HIGHLIGHTS

- 60+ parking spaces along Broadway.
- Main building includes two private offices, break room and large waiting/receptionist area.
- Shop building has 6 drive-thru overhead doors, 4 lifts, and 1 wash bay.
- Large fenced in lot in the rear of property. Great for storage.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,177	80,612	169,893
AVG. HH INCOME	\$52,784	\$55,441	\$59,942
MEDIAN AGE	37	37	37
TRAFFIC COUNTS			
31ST ST. & BROADWAY			14,595 VPD



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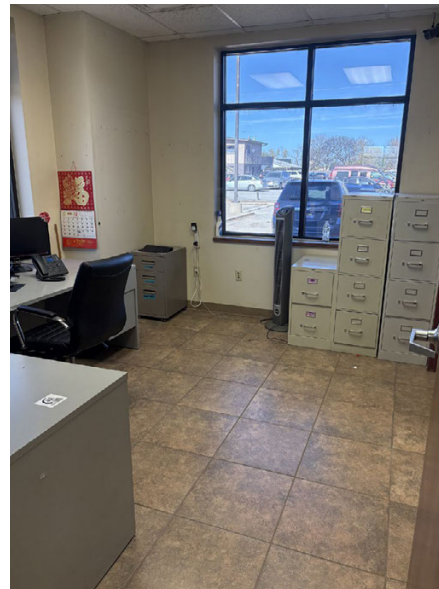
Weigand Real Estate - Commercial
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PROPERTY PHOTOS



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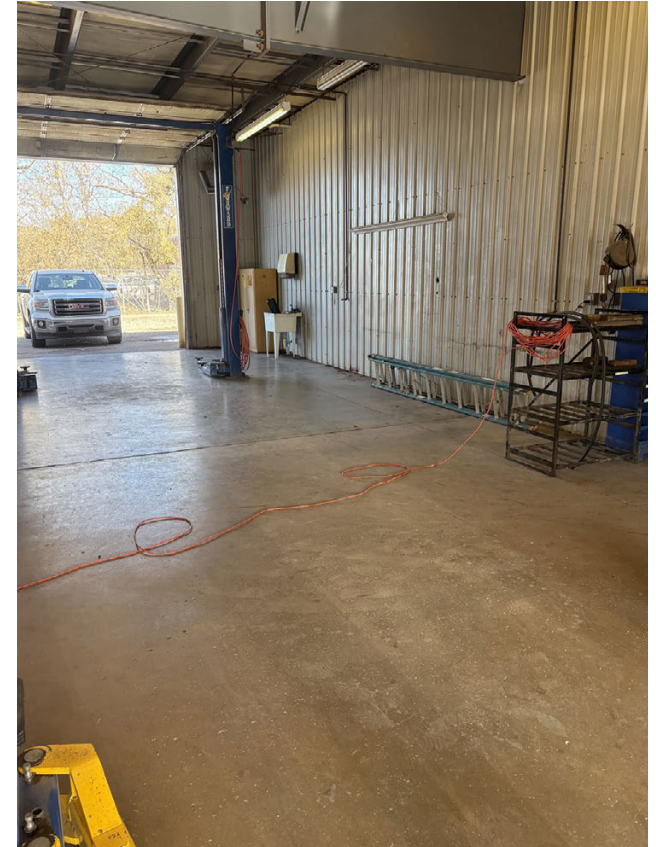
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SHOP INTERIOR



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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