



TIDEMANN
REAL ESTATE

COMMERCIAL INVESTMENT

1851 S. Hoover Ct | 1867 S. Hoover St.
Wichita, KS 67209



FOR SALE: \$2,250,000

121,485 SF ± SF
(2.79 A)

TOTAL SITE SIZE

Limited Industrial
ZONING

1851: 11,000 ± SF

1867: 11,952 ± SF

Storage N: 1,920 ± SF

Storage S: 2,160 ± SF

BUILDING SIZE

1851: 1976, 2010
1867: 1986, 2009, 2023
Storage N & S: 1976

YEAR BUILT

**STEEL
CONSTRUCTION**

CONSTRUCTION
Steel

CEILING HEIGHT
1851: 14'
1867: 10'-18'
Storage N: 14'
Storage S: 18'

PARKING
40 Spaces

OVERHEAD DOORS
1851: 9
1861: 2
Storage N: 7
Storage S: 1

2025 TAXES
1851 S Hoover
General: \$17,863.22
Specials: \$60.00

1867 S Hoover
General: \$25,046.42
Specials: \$60.00

PROPERTY HIGHLIGHTS

- Owner/user commercial investment opportunity!
- Building feature car lift to basement.
- Excellent visibility!
- Fenced lot.
- Contact Broker for financials.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

BRADLEY TIDEMANN, SIOR
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THE LEE COMPANIES
Commercial Real Estate

TYMBER LEE
The Lee Companies
316-208-3232
Tymber@theleecompanies.net



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