



FRONT OF BUILDING



BACK OF BUILDING

# OFFICE BUILDING IN SECLUDED AREA

FOR SALE 3919 SW 10TH ST., EL DORADO, KS 67042

SALE PRICE	<del>\$425,000</del>
<b>REDUCED</b>	<b>\$395,000</b>
BUILDING SIZE	6,952± SF
SITE SIZE	2.2 Acres
OCCUPANCY	30%
CEILING HEIGHT	8'
GRADE LEVEL DOORS	2
YEAR BUILT	1968
PARKING	25± Spaces
ZONING	Commercial & Industrial

### PROPERTY HIGHLIGHTS

- Remodeled in 2023 with new HVAC units, window replacements, and roof replacement.
- Tornado shelter and backup generator.
- Fiber Optic internet.
- Chain link fencing with remote gate.
- Rural water with septic tank.

### HIGHWAY ACCESS



0.7 Miles



1.9 Miles



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Weigand Real Estate – Commercial

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## INTERIOR PHOTOS



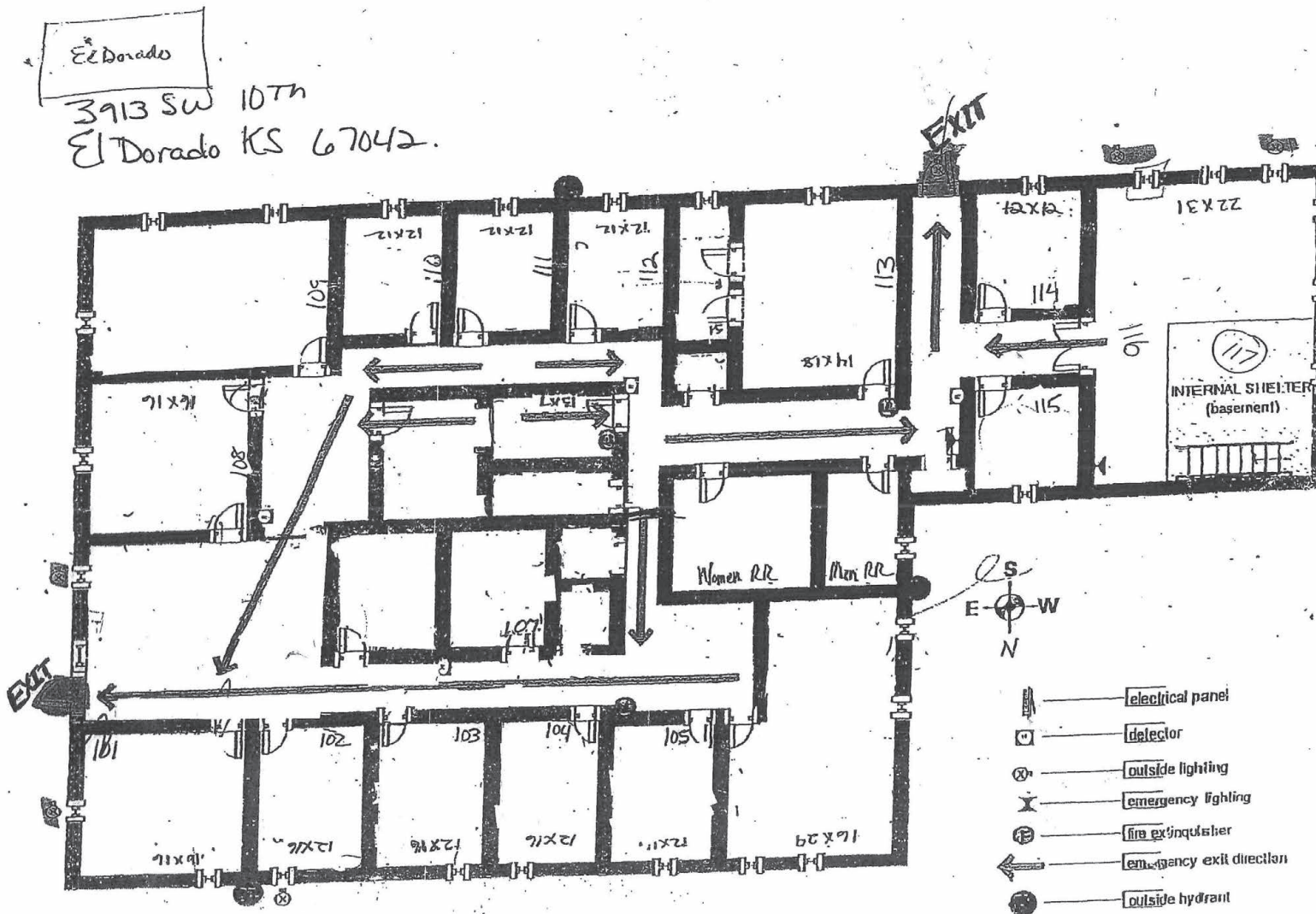
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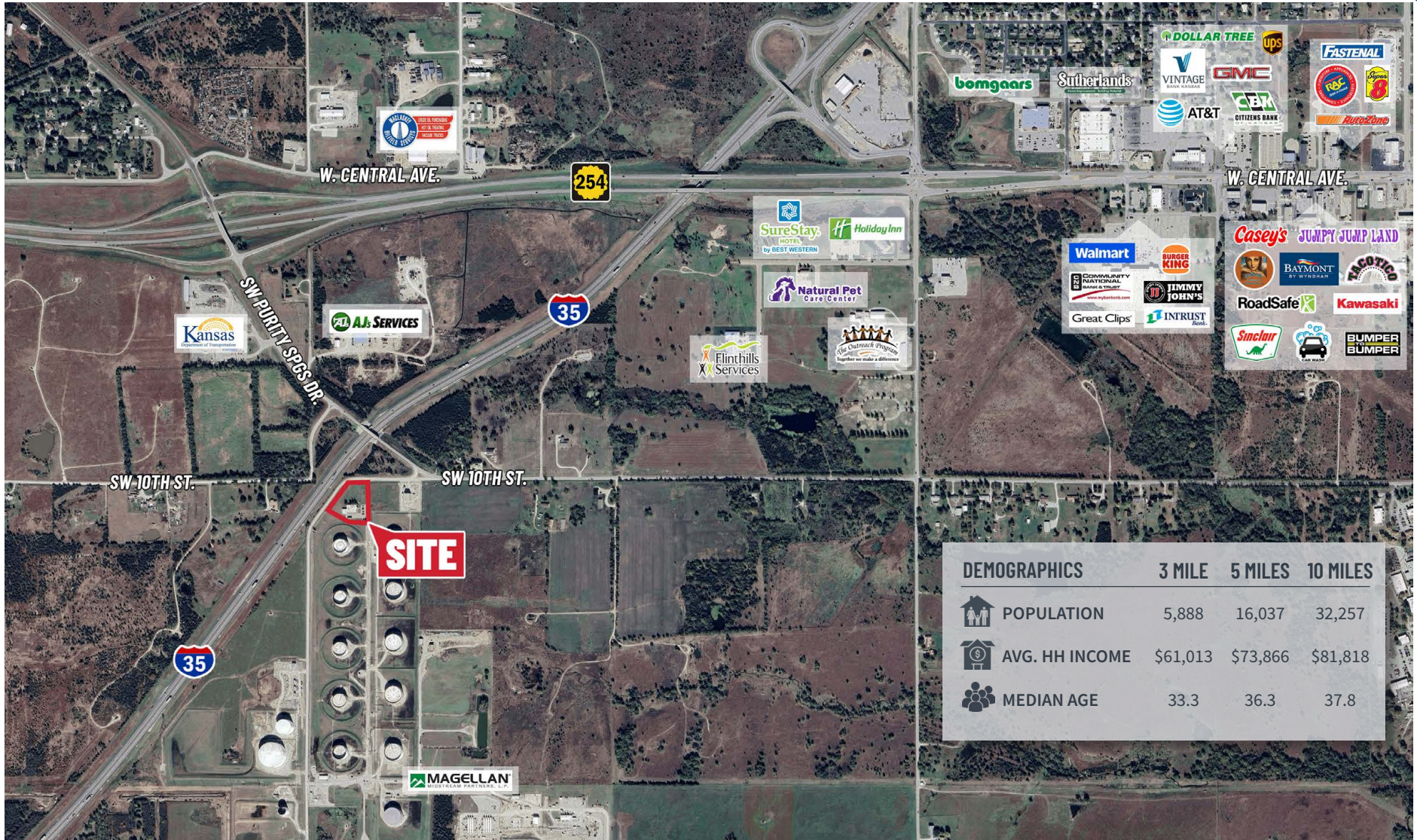
## FLOOR PLAN



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## AERIAL VIEW



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	5,888	16,037	32,257
AVG. HH INCOME	\$61,013	\$73,866	\$81,818
MEDIAN AGE	33.3	36.3	37.8

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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