



OLIVER HEIGHTS SHOPPING CENTER

FOR SALE 847 - 859 S. OLIVER AVE., WICHITA, KS 67218

PRICE	\$550,000.00
OCCUPANCY	100%
YEAR BUILT	1948 & 1950
BUILDING SIZE	9,050± SF
RENTABLE SF	8,742± SF
COMBINED LOT SIZE:	23,938± SF (0.55 Acres)
# OF PARCELS:	2
# OF BUILDINGS	1
ZONING:	Limited Commercial
PARKING	Door-side

2024 TAXES

Generals: \$12,593.05
Specials: \$125.00

PROPERTY HIGHLIGHTS

- Easily managed investment property for investor.
- All tenants pay gas, electric, water/sewer, and trash.
- Outstanding history of very high occupancy.
- Great visibility on signalized high traffic intersection.
- Two long-term tenants with occupancies over 15 years provide a very stable cash flow.



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WEIGAND
COMMERCIAL

AERIAL VIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	15,577	100,131	215,274
 AVG. HH INCOME	\$62,695	\$75,813	\$79,030
 MEDIAN AGE	34.1	33.4	33.7
TRAFFIC COUNTS			
 @ LINCOLN & OLIVER	24,281 VPD		



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