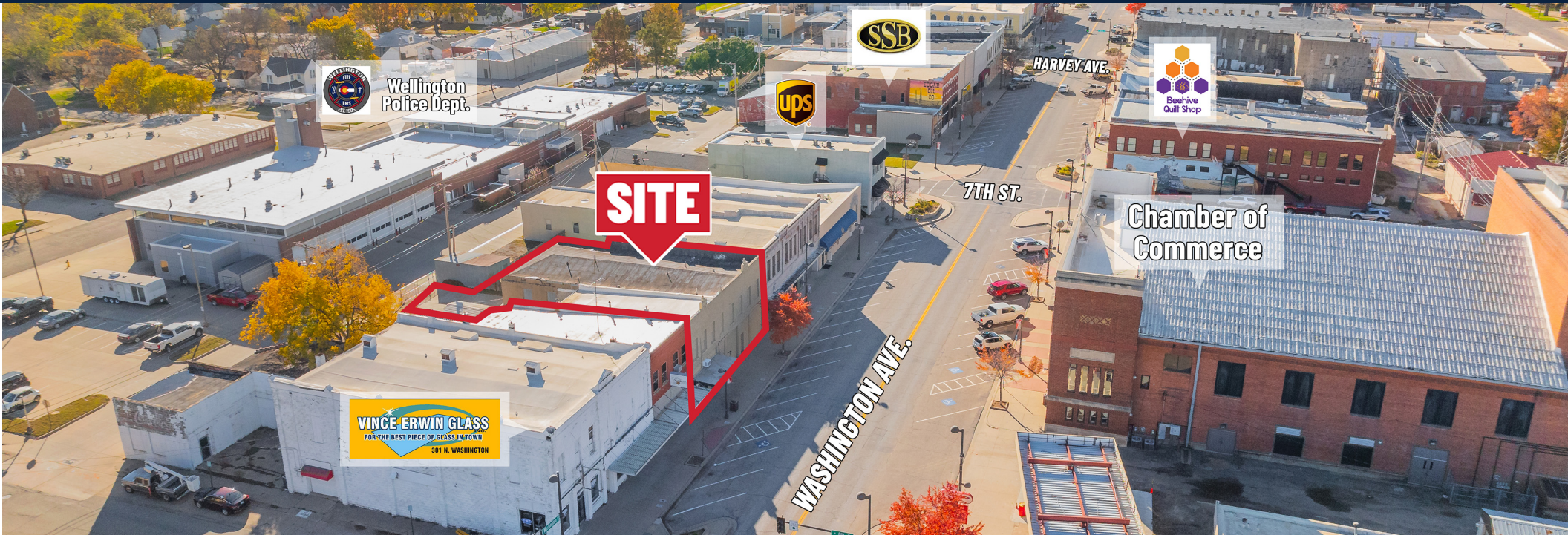


ESTABLISHED BBQ RESTAURANT FOR SALE

215-217 N. Washington Ave., Wellington, KS 67152



SALE PRICE:	\$450,000.00
BUILDING SIZE:	4,050 SF
LOT SIZE:	0.20Acres
YEAR BUILT:	1906
ZONING:	Retail/Commercial
2023 TAXES:	\$2,067.34

PROPERTY HIGHLIGHTS

- Nationally renowned BBQ restaurant for sale in Wellington, KS.
- Turn-key transition opportunity with all real estate, fixtures and equipment included.
- Building 217 features a completely renovated kitchen and attractive dining room.
- Building 215 is great for storage or redevelopment.
- Both buildings feature living quarters that can be rehabbed for additional income.
- Financials available upon execution of a confidentiality agreement.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,040	7,988	8,346
AVG. HH INCOME	\$74,876	\$77,880	\$78,025
MEDIAN AGE	40	40	41

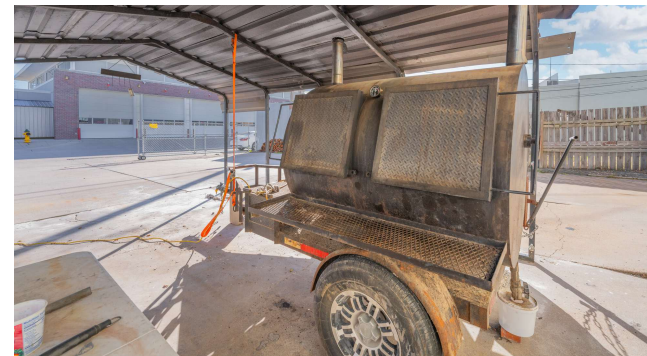
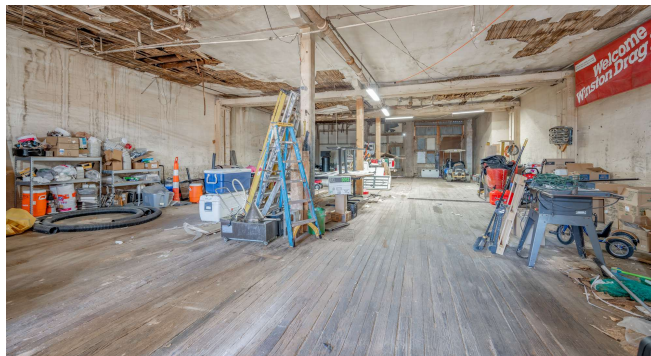
SCAN FOR
PROPERTY VIDEO



Offered exclusively by: **Austin Swisher, CCIM** | 316-292-3902 | aswisher@weigand.com

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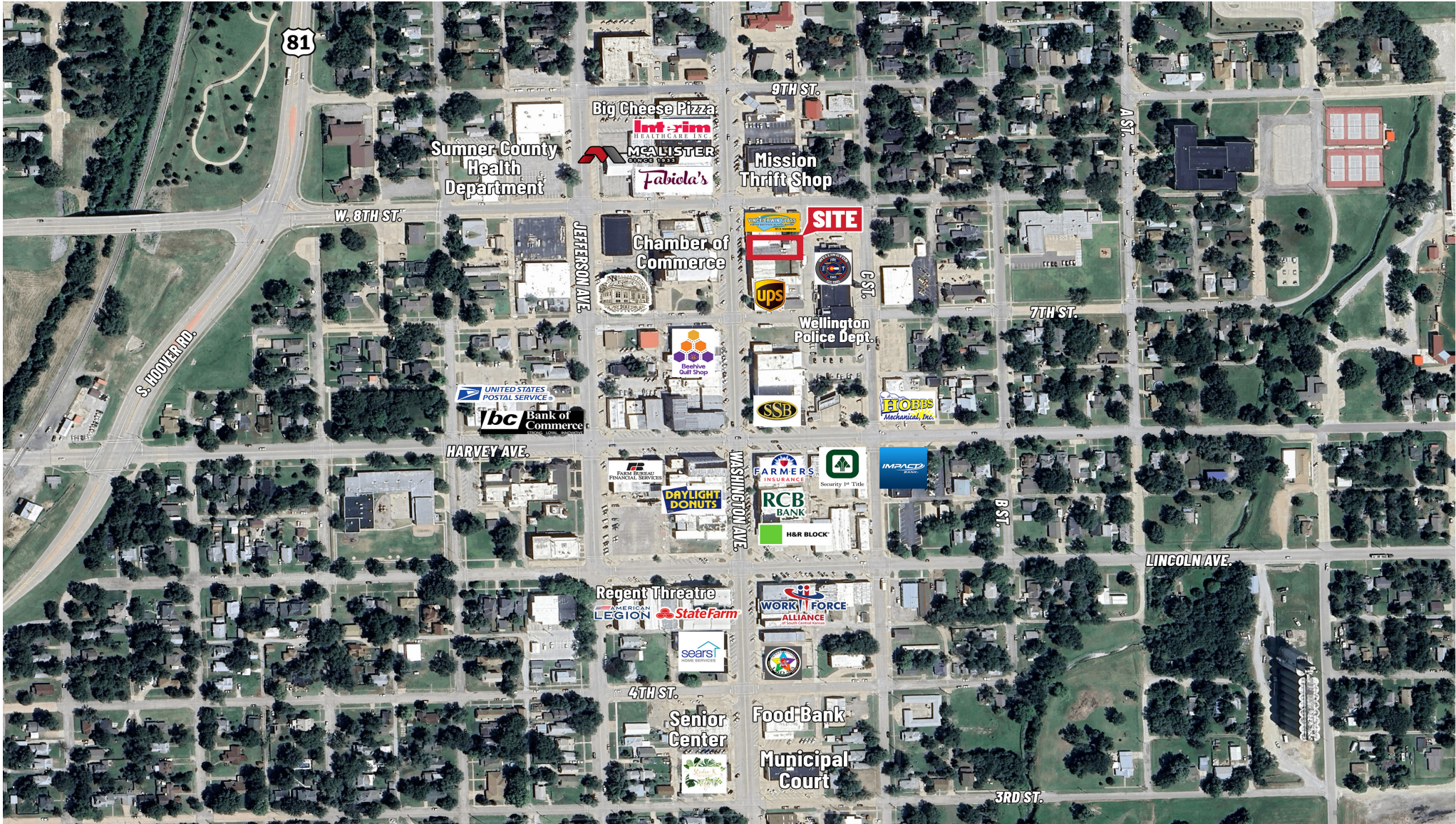
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