



LANDMARK
COMMERCIAL



HIGH TRAFFIC HUTCHINSON RETAIL BUILDING FOR SALE - 1228 SF

2021 E 4TH ST, HUTCHINSON, KS

MARIBETH REIMER | 620.727.7806 | www.landmarkrealestate.net

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

SALE PRICE **\$98,000**

BUILDING SIZE **1228 SF**

ZONING **C-4**

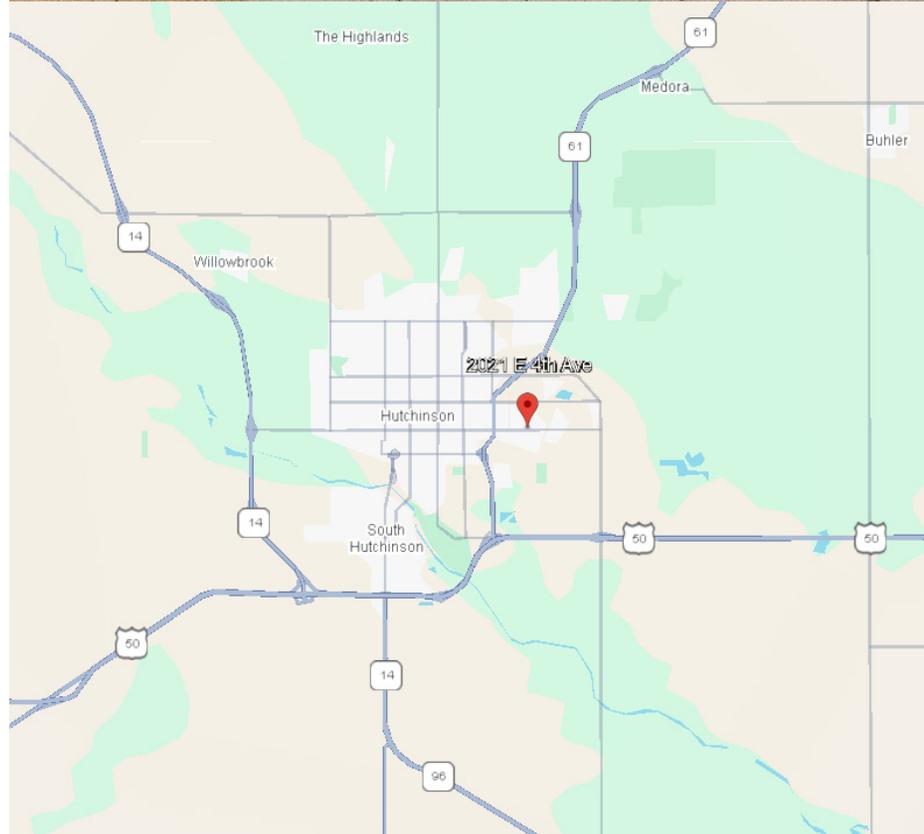
TAXES
Generals: \$2983.58
Specials: \$106.00

HIGHLIGHTS

- Recent new paint and carpet
- Most recently vet clinic with crate bank and grooming area
- Open reception area, office, and bathroom (newer)
- Amply paved and covered parking
- Just west of 4th & Halstead
- Approx. 2 miles to Hutchinson Regional Airport
- Area Neighbors: Grandview Park, Kroger Corporate Offices, Firehouse Cafe, and more!

DEMOS

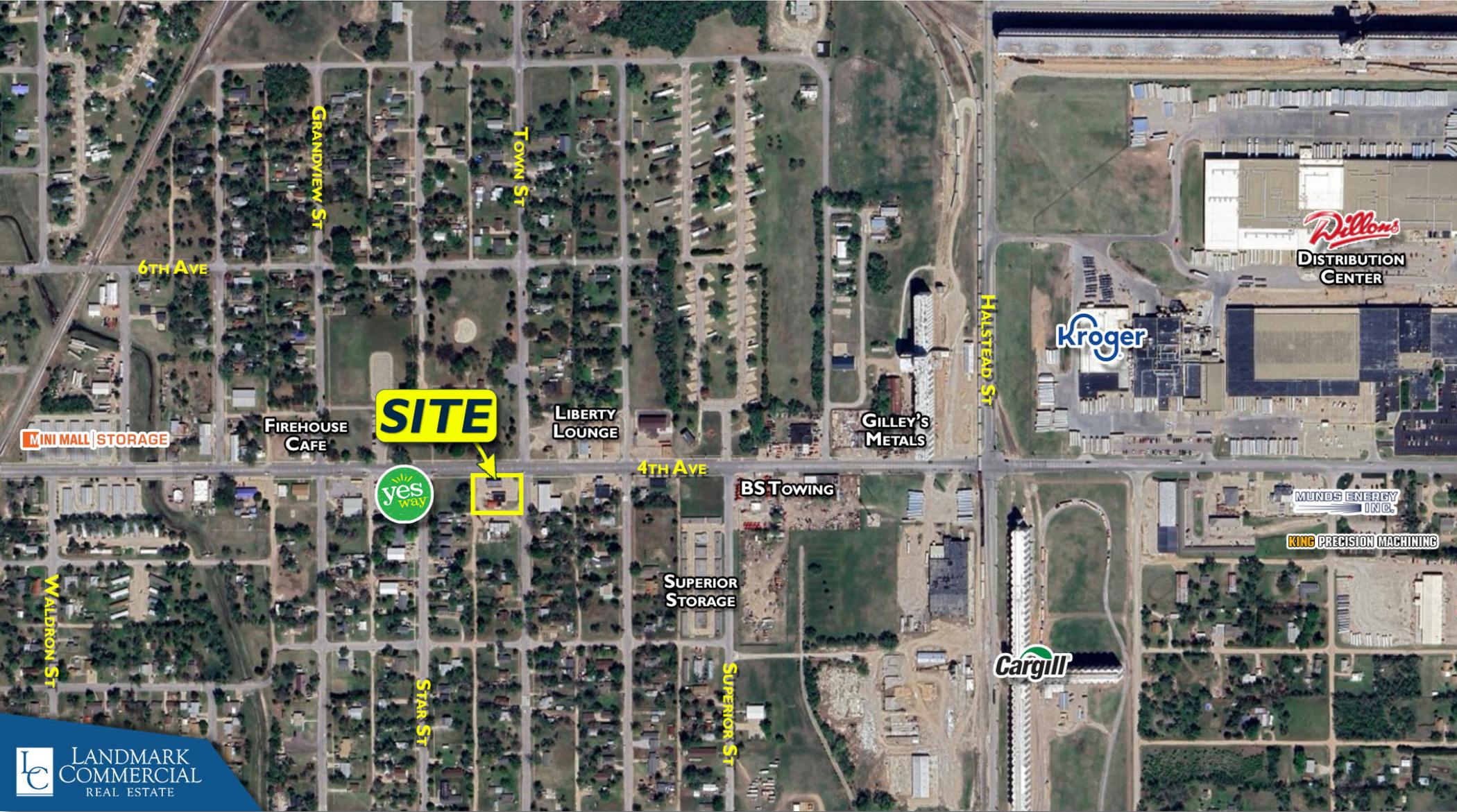
| | 1 MILE | 3 MILES | 5 MILES |
|---------------|----------|----------|----------|
| POPULATION | 3,341 | 30,333 | 44,773 |
| HOUSEHOLDS | 1,261 | 12,675 | 18,757 |
| AVG HH INCOME | \$47,718 | \$70,278 | \$76,239 |



PHOTOS



AERIAL





LANDMARK COMMERCIAL REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information

MARIBETH REIMER
SALES ASSOCIATE

Mobile: 620-727-7806
mreimer@landmarkrealestate.net



ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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