



LANDMARK
COMMERCIAL
REAL ESTATE



SANDLOT GARAGE CONDOS

WHERE THE BIG KIDS GO TO PLAY
11848 W. 21st St. N.

CONSTRUCTION COMPLETED! **FOR SALE** SANDLOT CONDOS AT ABERDEEN

11848 W 21ST ST. N | *Wichita, KS*



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BUILDING FEATURES

- 16' -17.5' Ceiling Height
- Tinted Commercial Window Units
- Rough-In For Bathroom & Floor Drain
- Water Service Available
- Fully Insulated
- Paint Ready Sheet Rock Separation Walls
- Perfect Man-Cave & Storage For The Big Toys

SITE FEATURES

- Premier West Wichita Location
- On-Site Common Bathrooms
- Access To Broadband Wi-Fi
- Wide Drive Aisle At 60'
- On-Site Trash
- HOA Office
- Exterior Security Cameras
- 10-Year Roof Warranty
- Possible Mezzanine



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PROPERTY SUMMARY

Price: CONTACT BROKER
Garage Condo SF: 1,250 - 3,575 SF
Dimensions: Depths of 50' X 55' and Varying Widths

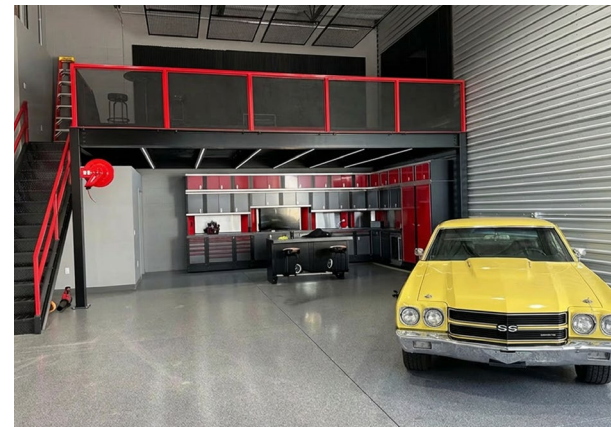
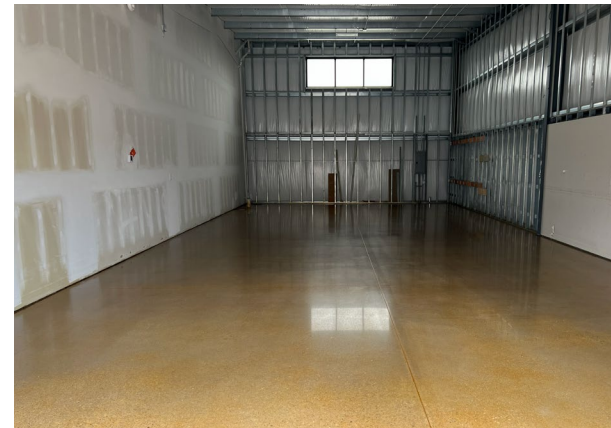
UTILITIES & SYSTEMS

- Individual Hvac Systems
- Separately Metered, 125 Amp Electric Service
- (3 Recepticals)
- With Three (3) Receptacles
- LED Overhead Lighting
- Phone, Cable & Internet Conduit

CUSTOMIZATION OPTIONS

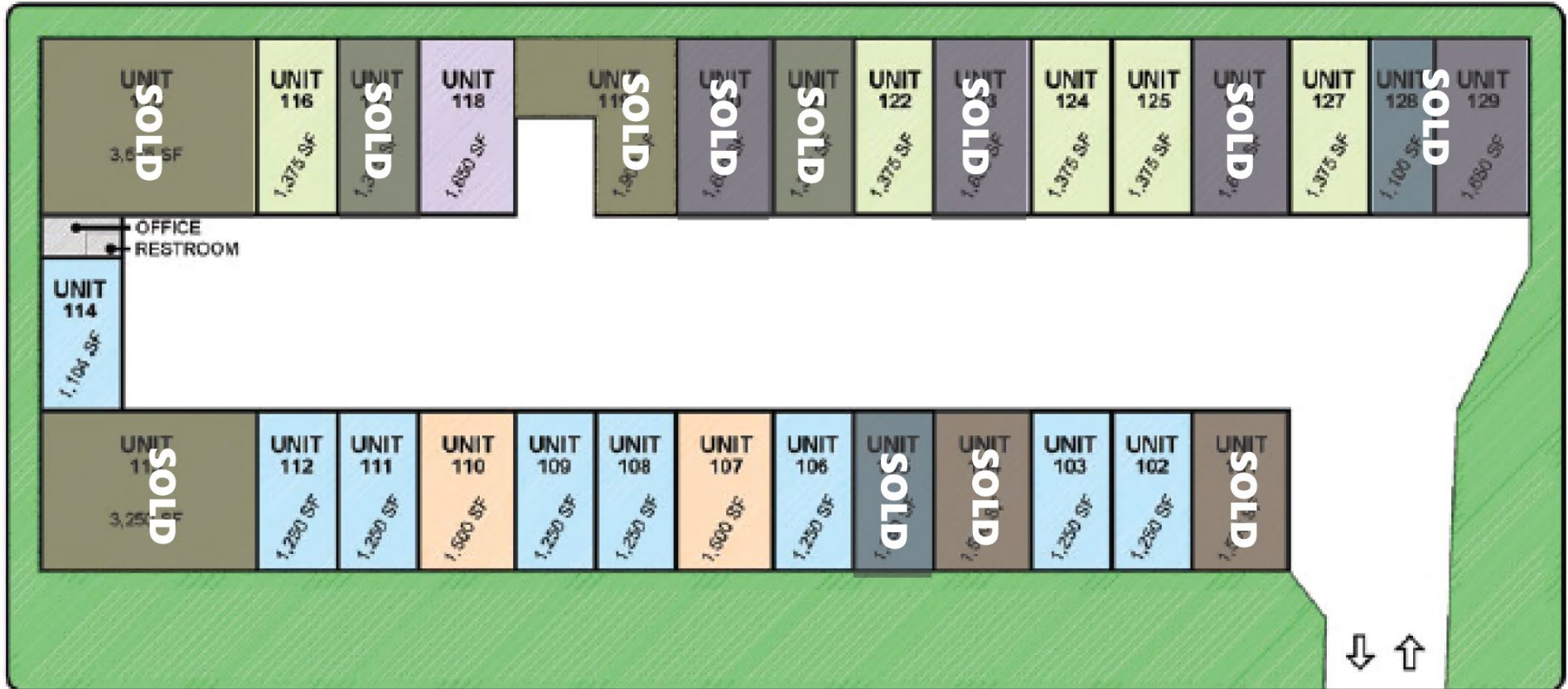
- Mezzanine
- Car Lift
- Kitchenette
- Bathrooms
- Epoxy Flooring

AREA NEIGHBORS



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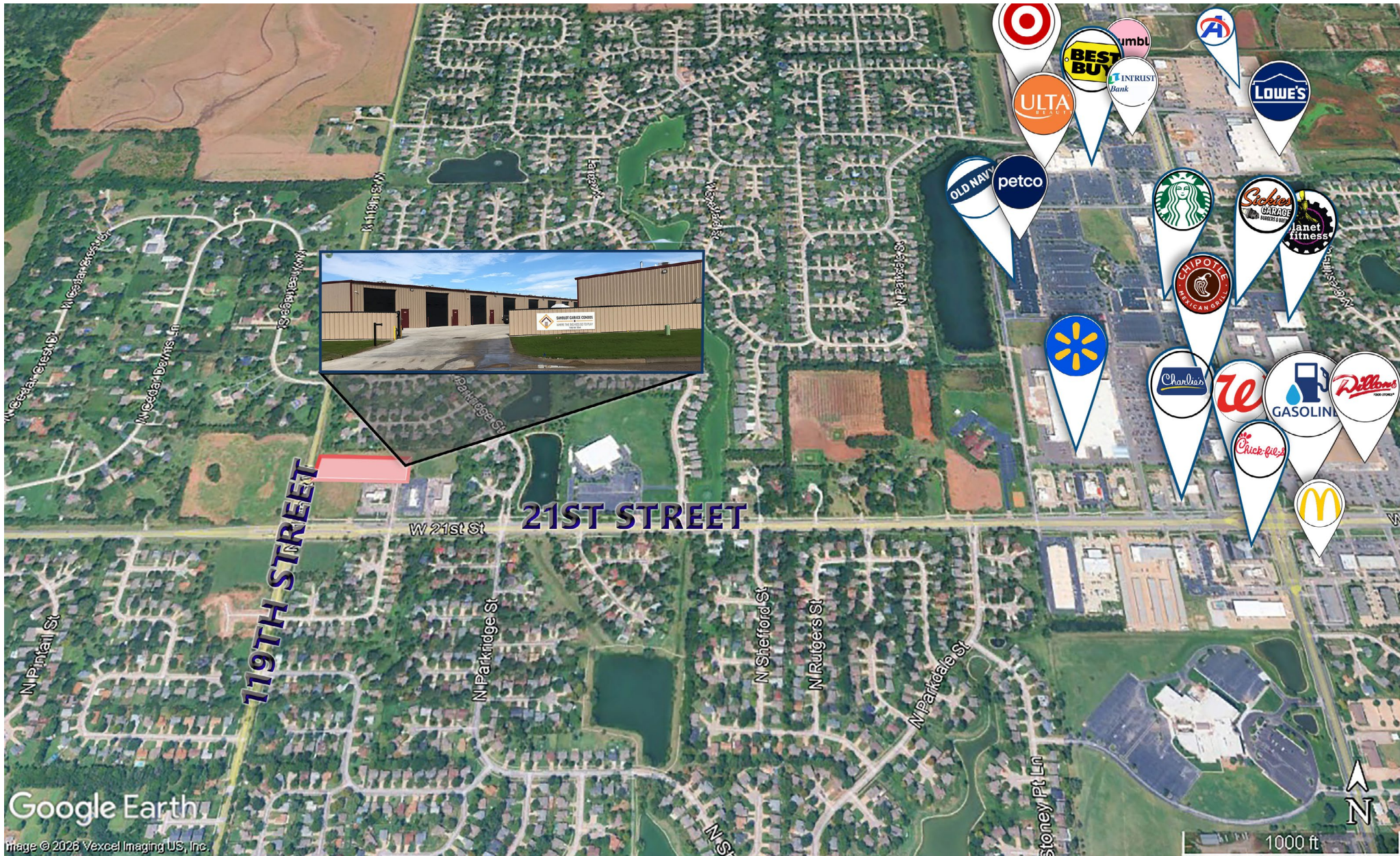
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AERIAL

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CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



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ABOUT LANDMARK

With over 35 years of experience, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita. Our team provides unmatched expertise in the sale and purchase of commercial properties, representing sellers, buyers, tenants, and landlords. Landmark offers comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy, sell, lease, or need property management, Landmark's team of dedicated and knowledgeable professionals delivers full-service support designed to help you make confident, informed real estate decisions.

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