

RARE DOWNTOWN INVESTMENT OPPORTUNITY

600-604 North Main, Wichita, KS 67203

FOR SALE



SALE PRICE:

\$1,100,000

ZONING:

Central Business District

SITE ACRES:

.48 Acres

PARKING:

Private Parking Lot

GROSS BLDG SF:

23,230 SF

PROPERTY HIGHLIGHTS

- Investment opportunity in Downtown Wichita.
- 98% leased office building - wide mix of tenants.
- Reserved parking for tenants.
- Contact broker for financials.

VACANT SF:

850 SF

YEAR BUILT:

1900/1963

2025 TAXES:

General: \$40,645.11

Specials: \$160.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,834	109,378	225,210
Avg. HH Income	\$61,699	\$63,685	\$70,875
Median Age	32.8	32.9	33.6

TRAFFIC COUNTS

Central & Main

8,562 VPD

Offered Exclusively By:

Ben Suellentrop

316-765-5145 • bens@reecenichols.com

Morrie Sheets

316-644-5917 • morries@reecenichols.com



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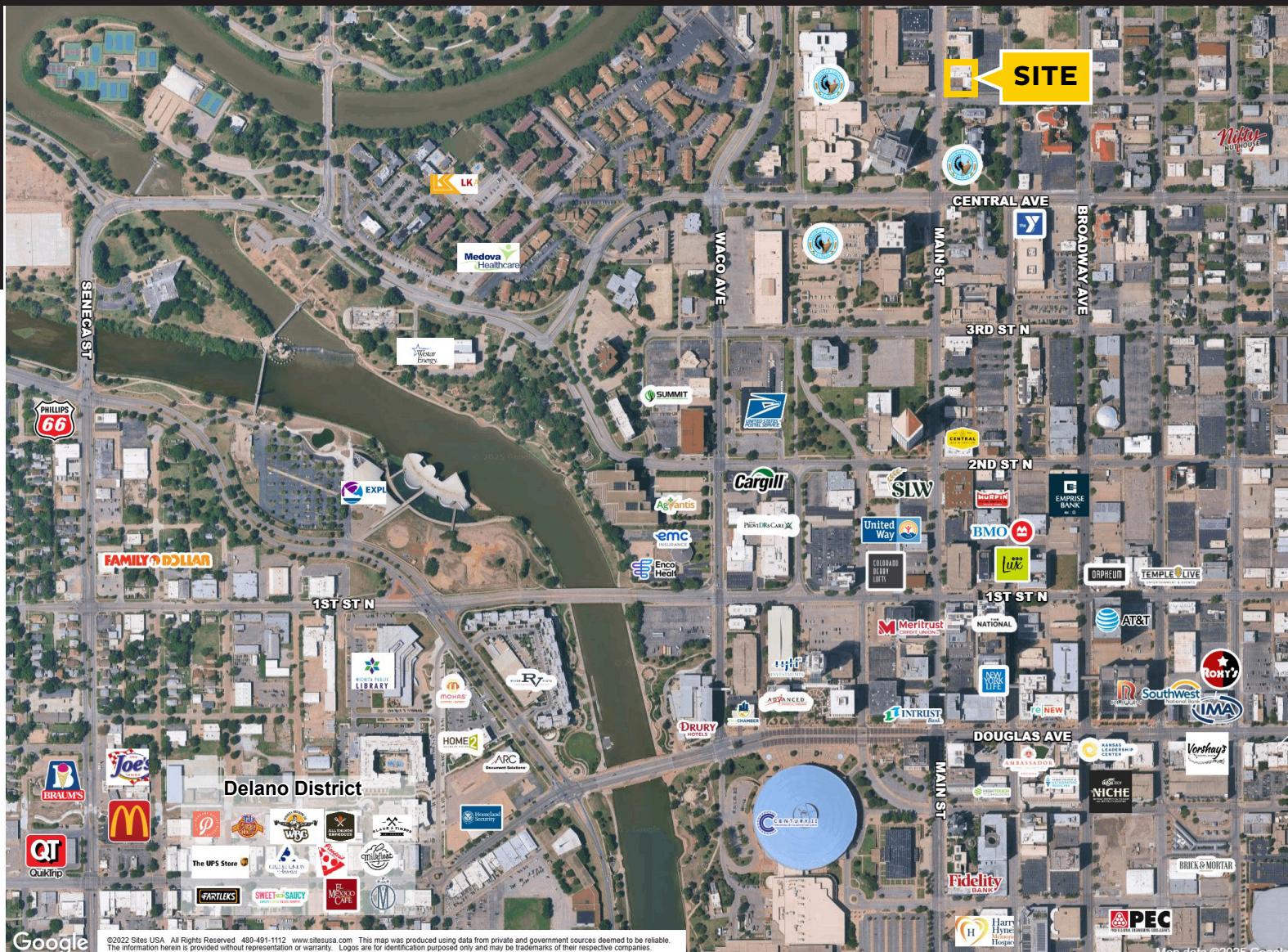
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