



ReeceNichols

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

RARE DOWNTOWN INVESTMENT OPPORTUNITY

600-604 North Main, Wichita, KS 67203

FOR SALE



SALE PRICE: \$1,100,000

SITE ACRES: .48 Acres

GROSS BLDG SF: 23,230 SF

VACANT SF: 850 SF

YEAR BUILT: 1900/1963

2025 TAXES: General: \$40,645.11
Specials: \$160.00

ZONING: Central Business District

PARKING: Private Parking Lot

PROPERTY HIGHLIGHTS

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

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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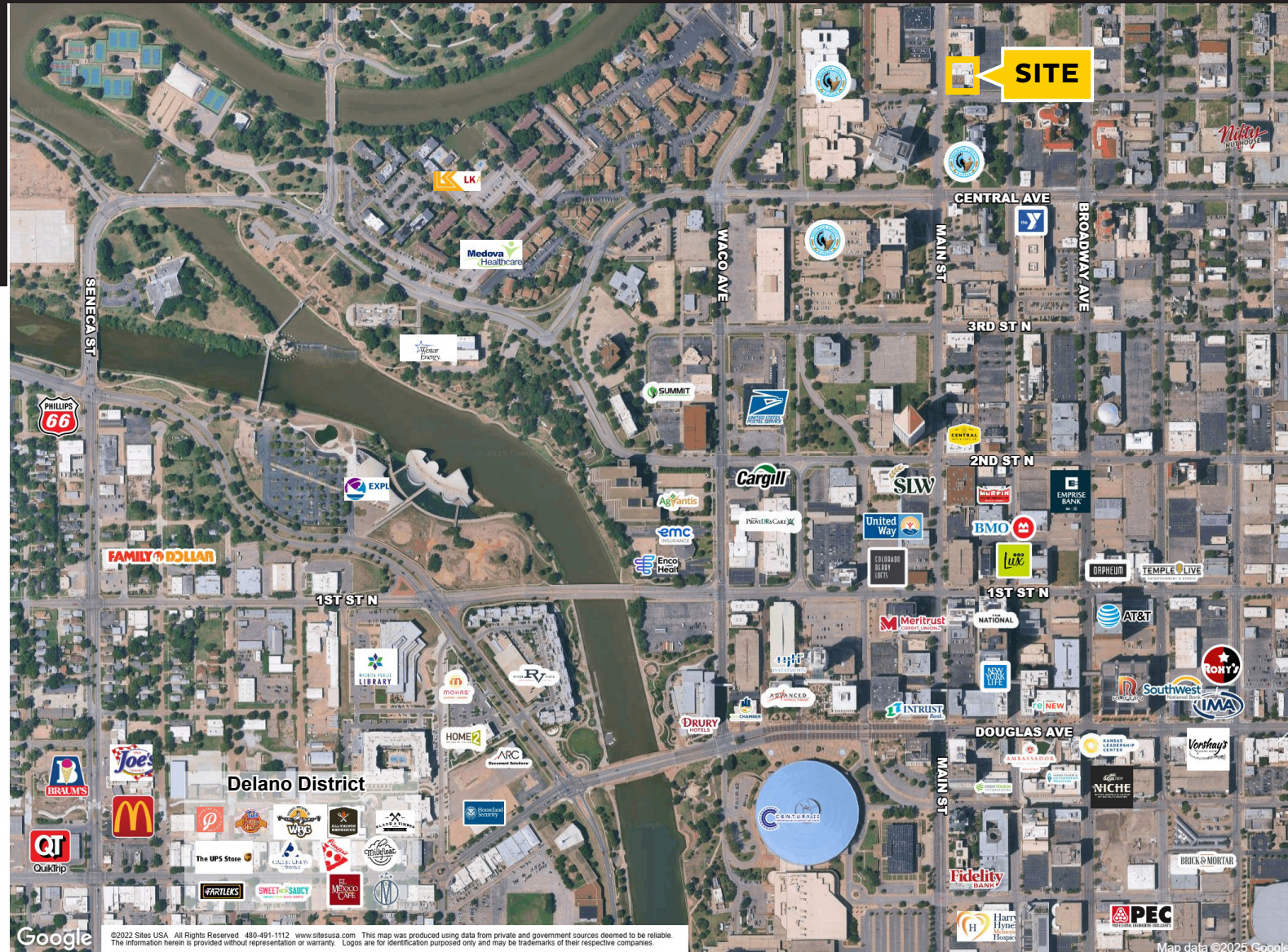


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