



**WAREHOUSE  
SPACE  
FOR SALE OR  
FOR LEASE**



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independent Owned and Operated Member of the Reece & Nichols Alliance, Inc.  
COMMERCIAL DIVISION

**4350 S. Broadway  
Wichita, KS 67216**

**Sale Price:** \$425,000.00

**Lease Rate:** \$6.50/SF Mo. (MG)

**Total Building Square Footage:** 6,000 sf

**Acreage:** 1.7+ Acres

**Building 1:** 1,000 sf consists of a front retail space with a bathroom and back work area and a rear door to the back fenced in lot

**Building 2:** 5,000 sf consists of a large showroom upfront with an office and bathroom and a large warehouse area with a large overhead door to the yard.

**Property Description:**

4350 S Broadway featuring two multi-purpose buildings totaling 6,000 sf on a spacious 1.7+ acre lot. The property is perfect for a growing business and offers excellent visibility to S. Broadway and 235. Both buildings have undergone recent exterior and mechanical/electrical upgrades and have been freshly painted. Don't miss this opportunity to take advantage of this great location!

Call Tim or Ryan today for more info!

Demographics	1 Mile	3 Miles	5 Miles
Population	4,721	60,830	137,476
Avg. HH Income	\$65,441	\$61,873	\$66,231



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



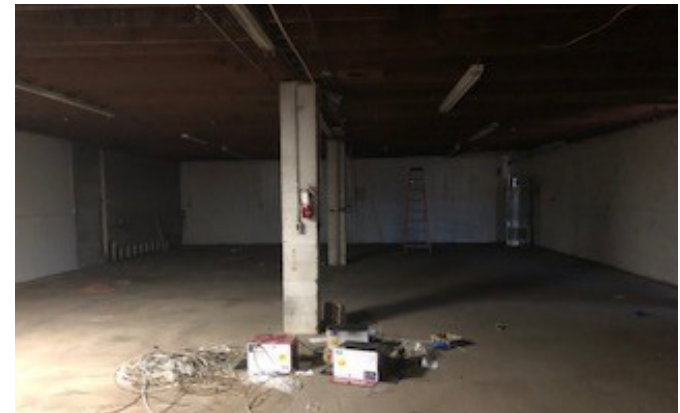
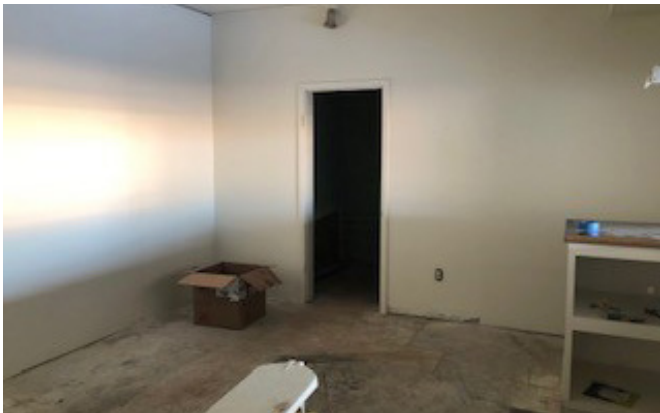
**Ryan Kerr**  
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