

# NORTH AMIDON CHURCH & RESIDENTIAL/INVESTMENT PROPERTY FOR SALE




2634-2646 N. Amidon Ave., Wichita, KS 67204




<b>SALE PRICE:</b>	\$590,000.00
<b>BUILDING SIZE:</b>	8,304 SF
<b>LOT SIZE:</b>	1.35 Acres
<b>YEAR BUILT:</b>	1965
<b>ZONING:</b>	SF-5
<b>PARKING:</b>	40 spaces
<b>2024 TAXES:</b>	Specials: \$93.75

## PROPERTY HIGHLIGHTS

- Church Pastor/Leader retiring.
- Close proximity to busy retail and residential area.
- Possible redevelopment for housing, storage, daycare or other uses.
- Separate modular home on property with garage.
- Home is a 3 bedroom 2 bathroom approximately 2,400 SF.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	10,775	57,301	164,836
 <b>AVG. HH INCOME</b>	\$71,526	\$65,694	\$70,641
 <b>MEDIAN AGE</b>	39	39	38

TRAFFIC COUNTS	
 <b>25TH &amp; AMIDON</b>	22,519 VPD



Offered exclusively by: **Matthew McClure** | 316-292-3910 | [mmcclure@weigand.com](mailto:mmcclure@weigand.com)

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