



OLD TOWN BUILDING READY FOR DEVELOPMENT

FOR SALE 343, 351 N. MOSLEY & 340, 414 N. ROCK ISLAND, WICHITA, KS 67202

SCAN OR CLICK
FOR VIDEO



SALE PRICE	\$2,700,000
TOTAL SITE SIZE	54,553 SF
Parking Lot at 3rd & Mosley (Included)	34,830 SF
BUILDING SIZE	17,826 SF
CEILING HEIGHT	30' at Highest Point
PARKING	12± Spaces on Street + 87 Spaces in Private Parking to the North (within 1 block)
ZONING	Limited Industrial
2025 TAXES	Generals: \$27,224.08 Specials: \$205.00

TRAFFIC COUNTS

DOUGLAS & WASHINGTON	30,959 VPD
KELLOGG & I-135	189,500 VPD

PROPERTY HIGHLIGHTS

- **Distinctive Industrial Character:** Originally built in 1920, the property features exposed brick, skylights, steel beams and ceiling heights reaching 30 ft. create a memorable setting for your next concept.
- **Private Parking Included:** Fenced, 87-space parking lot within one block adds convenience for customers, employees and guests.
- **Room to Bring Your Vision to Life:** 17,826 SF in shell condition offers a starting point for a custom build-out.
- **Think Beyond the Interior:** Courtyard and patio areas offer opportunities to incorporate outdoor gathering, dining or lounge space into a future design (see link on next page).
- **An Old Town Setting:** Surrounded by dining, entertainment, retail and professional offices, with access to I-135 and US Hwy. 54/400.
- **Within walking distance** to the Wichita Biomedical CampusSM, a \$300 million health sciences facility located in the heart of downtown Wichita. Opening spring of 2027.
- **Explore the Possibilities:** Architectural concepts are available to help buyers envision restaurant, event, office and other potential uses.



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ENVISION YOUR NEXT CHAPTER

POTENTIAL USES INCLUDE

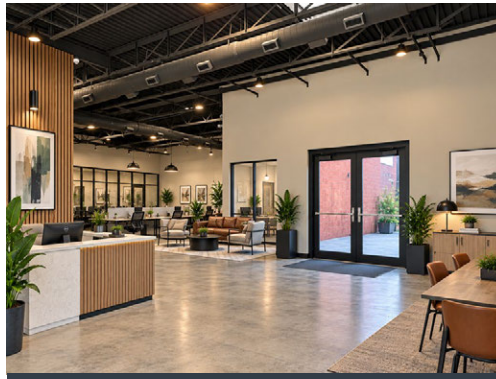
- **A Dining Destination:** Pair the building's industrial character with a restaurant concept and potential outdoor seating.
- **A Distinctive Event Venue:** Explore spaces for celebrations, private dining and indoor-outdoor gatherings.
- **An Office with Personality:** Create a workplace featuring exposed brick, natural light and a courtyard gathering area.
- **A Home for Your Business:** Explore an owner-occupied concept combining office, showroom or retail space.

Concepts are illustrative; proposed uses and improvements are subject to applicable approvals. Request the conceptual plans and schedule a tour to explore the possibilities.

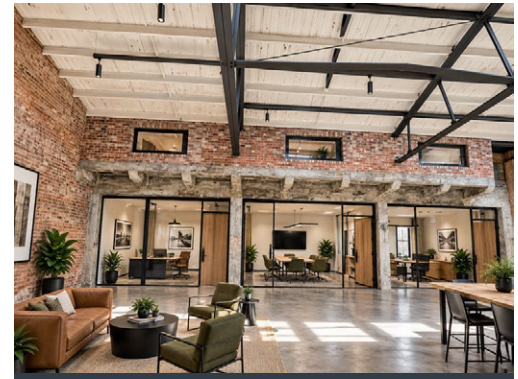
SEE CONCEPTUAL PLANS



351 N. MOSLEY – AI RESTAURANT CONCEPT



351 N. MOSLEY – AI OFFICE CONCEPT



343 N. MOSLEY – AI OFFICE CONCEPT



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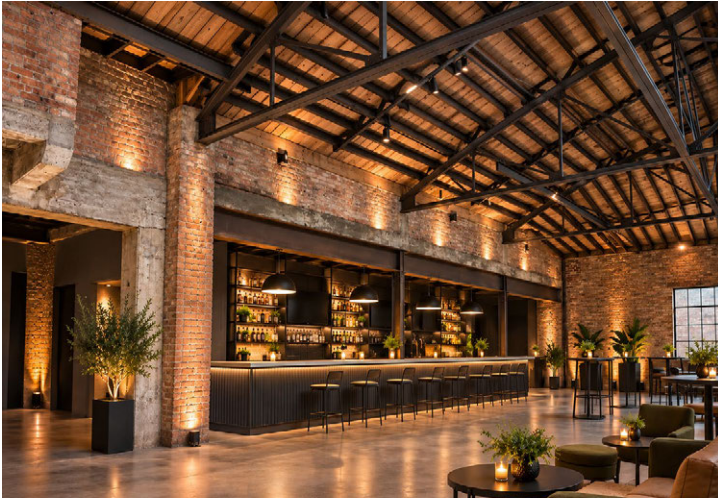
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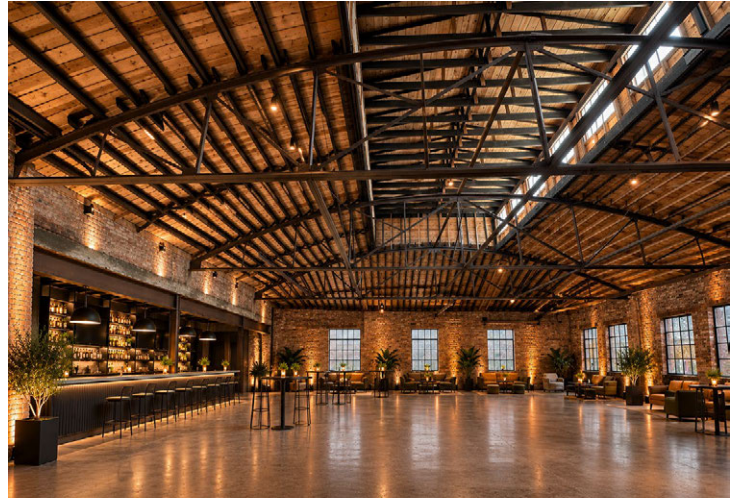
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AI CONCEPTS



343 N. MOSLEY – BAR & EVENT VENUE CONCEPT



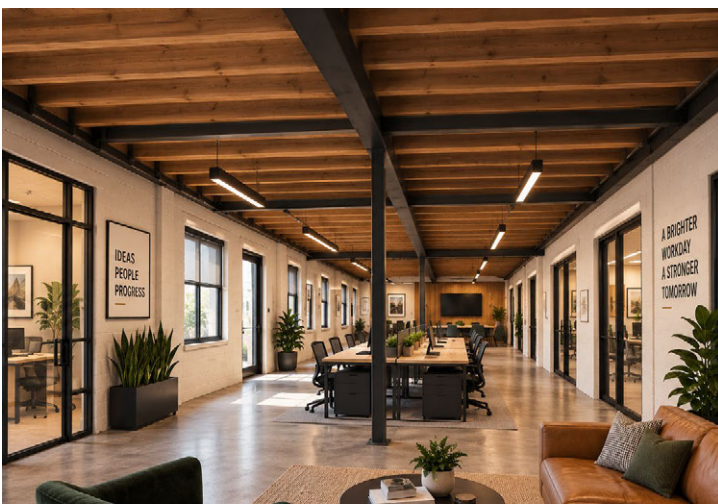
343 N. MOSLEY – BAR & EVENT VENUE CONCEPT



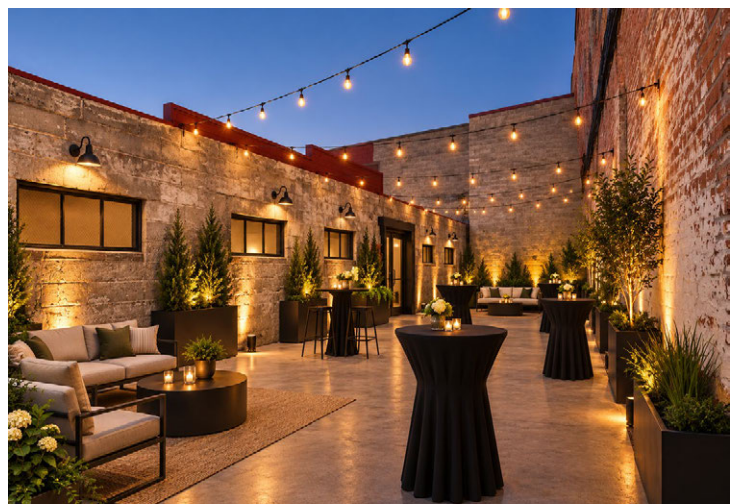
300 BLK. ROCK ISLAND – OFFICE CAFE & LOUNGE CONCEPT



343/351 N. MOSLEY – OFFICE COURTYARD CONCEPT



300 BLK. N. ROCK ISLAND – OFFICE/MEETING ROOM CONCEPT



300 BLK. N. ROCK ISLAND – LOUNGE/EVENT VENUE CONCEPT



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SITE PLAN



343 N. MOSLEY



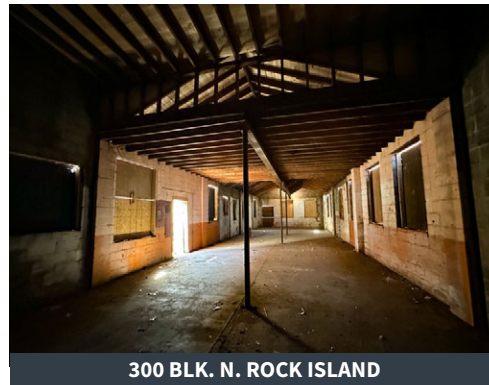
343/351 N. MOSLEY - PROPOSED COURTYARD



343 N. MOSLEY



343, 351 N. MOSLEY & 340, 414 N. ROCK ISLAND



300 BLK. N. ROCK ISLAND



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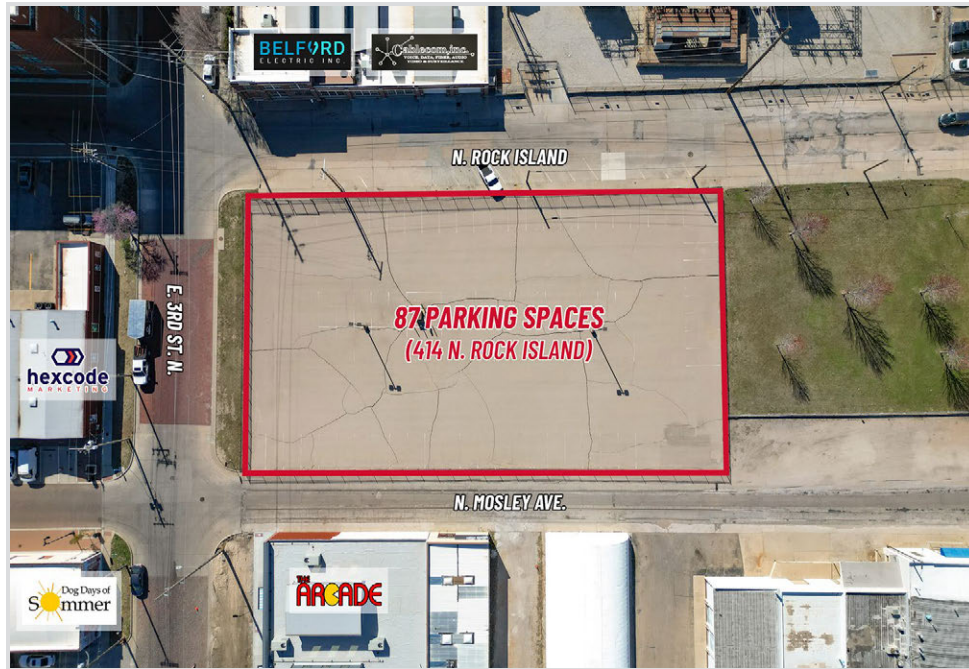
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PUBLIC PARKING PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW



AREA DEMOGRAPHICS



POPULATION
113,274
(3 Miles)



AVG. HH INCOME
\$69,731
(3 Miles)



MEDIAN AGE
32.9
(3 Miles)



TOTAL BUSINESSES
4,663
(3 Miles)



TOTAL EMPLOYEES
50,091
(3 Miles)

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