

HUTCHINSON OFFICE

FOR SALE

335 N. Washington, Hutchinson, KS



SALE PRICE

\$480,000.00

SITE SIZE

81,457 SF

BUILDING SIZE

34,111 SF

YEAR BUILT

1907

PARKING

110+ SPACES

ZONING

C-4, SPECIAL COMMERCIAL DISTRICT

TAXES

GENERALS: \$9,619.32 | SPECIALS: \$1,536.00

PROPERTY HIGHLIGHTS

- Two-story office building with a basement.
- Located at the signalized intersection of Washington and 4th Avenue, Hutchinson, Kansas.
- Large, well-lit parking lot.
- Wheelchair accessible entrance.
- TPO roof recently repaired.
- Interior includes 25 suites, all currently vacant.
- Great opportunity for owner-occupied with income potential.

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES



POPULATION

10,114

40,131

45,797



AVG. HH INCOME

\$50,430

\$64,133

\$70,033



MEDIAN AGE

32.7

39.3

40.0



TRAFFIC COUNTS

APPROX. 4,892 VPD ALONG WEST 4TH AVENUE.



Offered exclusively by:

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