



DERBY OFFICE/WAREHOUSE + HOME

FOR SALE 215 & 219 S. WATER AVE., DERBY, KS 67037

ADDRESS	BUILDING SIZE	YEAR BUILT	SITE SIZE
215 S. WATER – HOME	811 SF	1952	10,500 SF
219 S. WATER – OFFICE/WAREHOUSE	5,901 SF	1976	14,000 SF

SALE PRICE	\$490,000
SITE SIZE	24,500± SF
ZONING	M-1 Industrial
2025 Taxes	Generals: \$8,111.90 Specials: \$64.00

PROPERTY HIGHLIGHTS

- Tenant relocating.
- Well-maintained office/warehouse building and home.
- Office area is approximately 3,352 SF.
- Five 10' x 10' drive-in overhead doors.
- Quick access to Hwy. K-15.
- Can be purchased separately or together, but home will not be sold separately prior to the commercial building.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,449	27,715	52,452
AVG. HH INCOME	\$90,944	\$104,564	\$94,842
MEDIAN AGE	36.4	38.1	37.7
HWY ACCESS			
0.2 Miles	5.2 Miles	4.0 Miles	



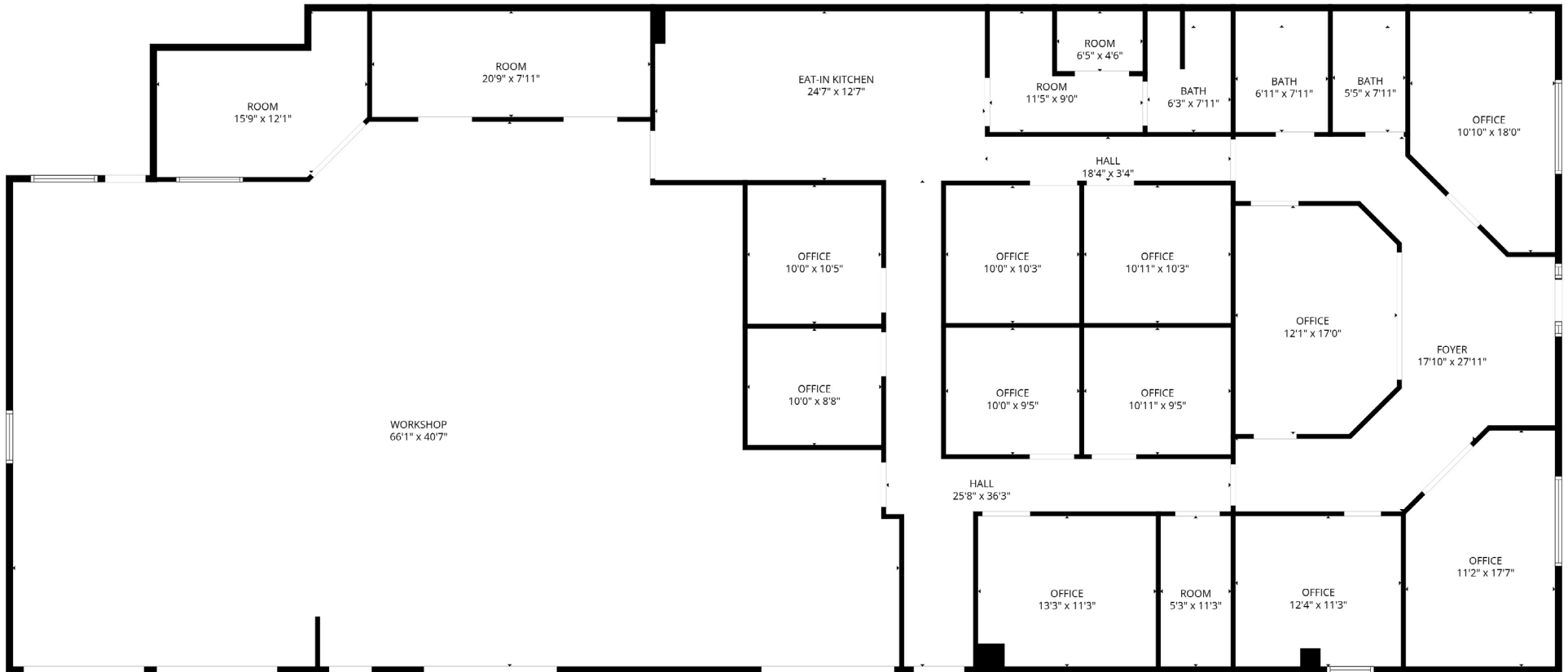
Ben Gartner, SIOR, CCIM | 316-292-3967 | bgartner@weigand.com

Weigand Real Estate – Commercial

Office: 316-262-6400

Weigand.com

FLOOR 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 a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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ADDITIONAL PHOTOS



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AERIAL VIEW



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