



OFFICE/RETAIL BUILDING ON BALTIMORE/K-15

FOR SALE 727 N BALTIMORE AVE, DERBY, KS 67037

SALE PRICE	\$320,000
BUILDING SIZE	2,916 SF
LOT SIZE	11,241 SF
YEAR BUILT	1966
ZONING	B-4 (Central Shopping)

PROPERTY HIGHLIGHTS

- Excellent access and visibility on Baltimore Ave./K-15
- Improvements completed in 2022: Roof replacement, HVAC system replacement, new siding, new guttering, new water main and electric panel.
- Construction: Steel framework with wood siding and decking with EIFS facade.
- Signage opportunity on K-15.
- Opportunity for additional parking on the west side of the building.
- Ground level: 2100 sf. Upstairs: 816 sf.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,252	30,098	53,809
Avg. HH Income	\$77,467	\$99,609	\$88,567
Median Age	39	39	39

TRAFFIC COUNTS



At Baltimore & Britain

18,753 VPD

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ADDITIONAL PHOTOS



Ben Gartner, CCIM | 316.292.3967 | bgartner@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
Weigand.com

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AERIAL VIEW



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