



OFFICE/RETAIL BUILDINGS ON BALTIMORE/K-15

FOR SALE 727 & 729 N. BALTIMORE AVE., DERBY, KS 67037

SALE PRICE	\$390,000
BUILDING SIZE	
727 N. Baltimore	2,916 SF
729 N. Baltimore	834 SF
LOT SIZE	25,294 SF
YEAR BUILT	1966
ZONING	B-4 (Central Shopping)
TAXES 2025	Generals: \$13,072.67 Specials: \$120.00

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.
- 727 N. Baltimore has two stories with 816 SF upstairs and 2,100 SF on the ground level.
- Doorside parking and one 10'x10' grade level door on 727 N. Baltimore.

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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WEIGAND
COMMERCIAL

ADDITIONAL PHOTOS



727 N. BALTIMORE



729 N. BALTIMORE



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AERIAL VIEW



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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