

PRICE REDUCED

**WEIGAND**  
COMMERCIAL



# DERBY RETAIL INVESTMENT OPPORTUNITY

FOR SALE 421-423 E. MADISON AVE., DERBY, KS 67037



**BUILDING SALE PRICE**  
~~\$710,000.00~~ \$280,000.00

**2025 TAXES**  
GENERALS: \$5,782.33  
SPECIALS: \$100.00

**BUILDING SIZE**  
2,400 SF

**SITE SIZE**  
9,378 SF

**YEAR BUILT**  
1968

**ZONING**  
B-4

### TRAFFIC COUNTS



APPROX. 8,164 VPD ALONG MADISON AVE.  
APPROX. 21,547 VPD AT MADISON AVE. & K-15

### PROPERTY HIGHLIGHTS

- Three flex rooms, a break room and a storage area.
- Building can be demised into two spaces for owner use and leasing.
- Two HVAC systems.
- Street and building signage.
- Front and rear parking with improved pavement.
- Great visibility and easy access from K-15/Baltimore.
- Close proximity to Madison Avenue Central Park, Derby City Hall and Westview Retirement Center.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,752	27,998	51,648
AVG. HH INCOME	\$89,378	\$104,388	\$95,917
MEDIAN AGE	37.1	37.7	37.6



Mark Schroeder | 316-292-3946 | mschroeder@weigand.com

**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
WeigandCommercial.com

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## INTERIOR PHOTOS



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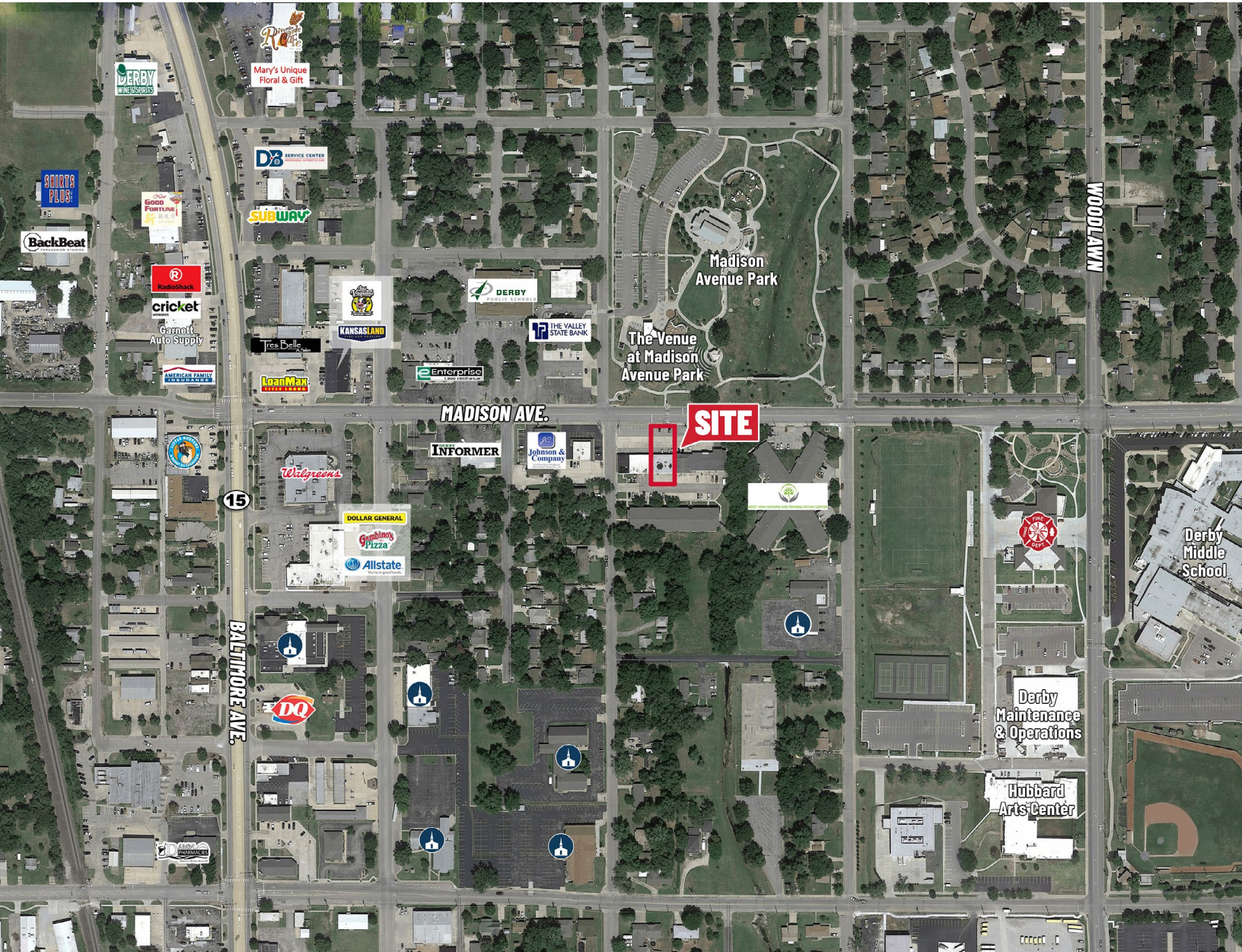
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## AERIAL VIEW



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 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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