

DOWNTOWN REDEVELOPMENT OPPORTUNITY





620 E. Douglas Ave., Wichita, KS 67202



SALE PRICE:	\$650,000.00
BUILDING SIZE:	9,000 SF
LOT SIZE:	3,418 SF
YEAR BUILT:	1912
ZONING:	CBD
2023 TAXES:	Generals: \$6,782.43 Specials: \$7.11

PROPERTY HIGHLIGHTS

- Redevelopment opportunity.
- Iconic downtown mixed usage.
- Building opportunity.
- Historical designation eligible.
- Potential residential loft capabilities.
- Close proximity to Naftzger Park, Cargill.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	9,415	104,800	216,467
 AVG. HH INCOME	\$46,003	\$55,952	\$62,340
 MEDIAN AGE	37	38	38
TRAFFIC COUNTS			
 ALONG DOUGLAS	13,078 VPD		

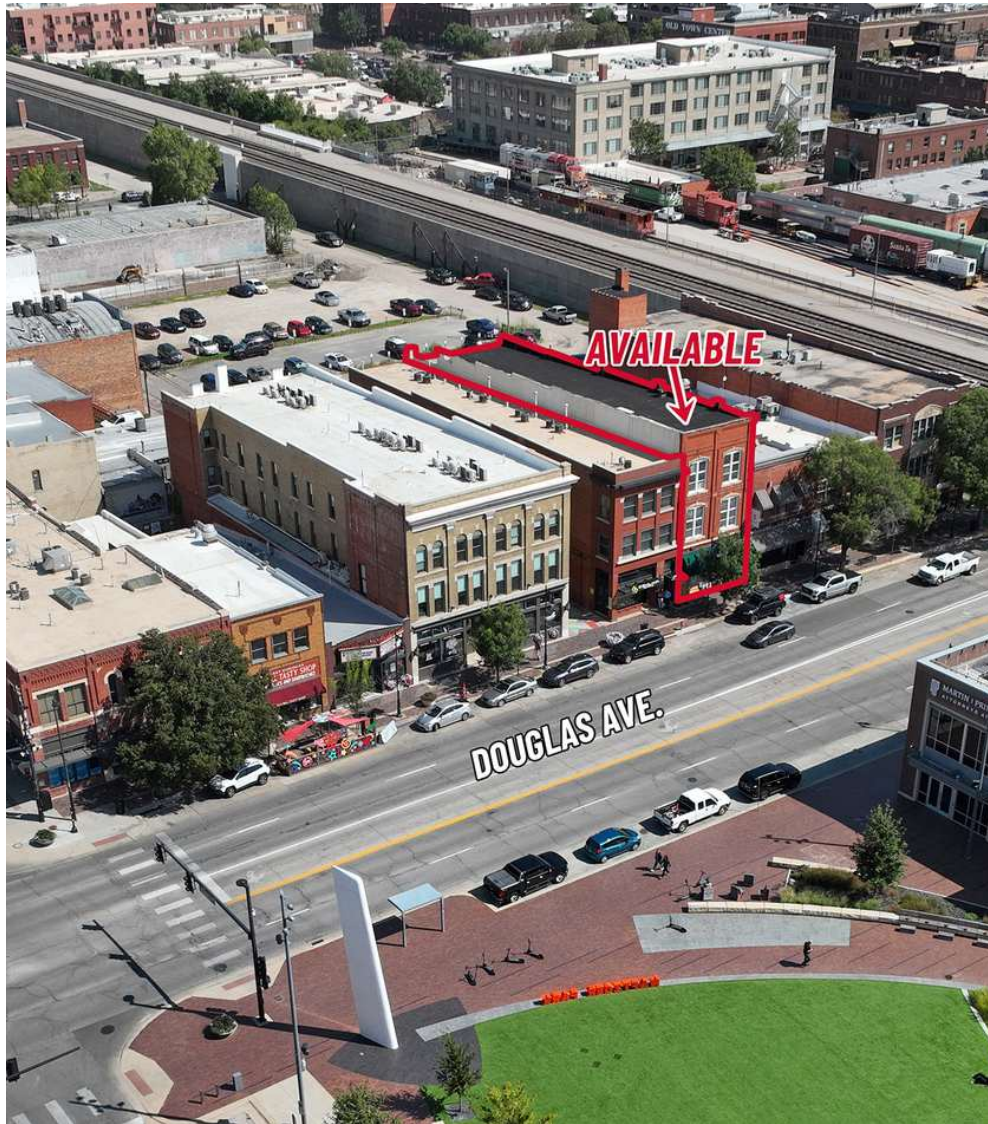


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