



LANDMARK  
COMMERCIAL  
INDUSTRIAL



# WEST STREET FLEX SPACE FOR SALE

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204 N WEST ST, WICHITA, KS

TED BRANSON, SIOR | 316.409.8445 | ROC CYPHERT | 316.847.2689 | [www.landmarkrealestate.net](http://www.landmarkrealestate.net)

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

# PROPERTY SUMMARY

SALE PRICE

\$750,000

(See broker for investment information)

AVAILABLE SPACE

2,970 SF

BUILDING SIZE

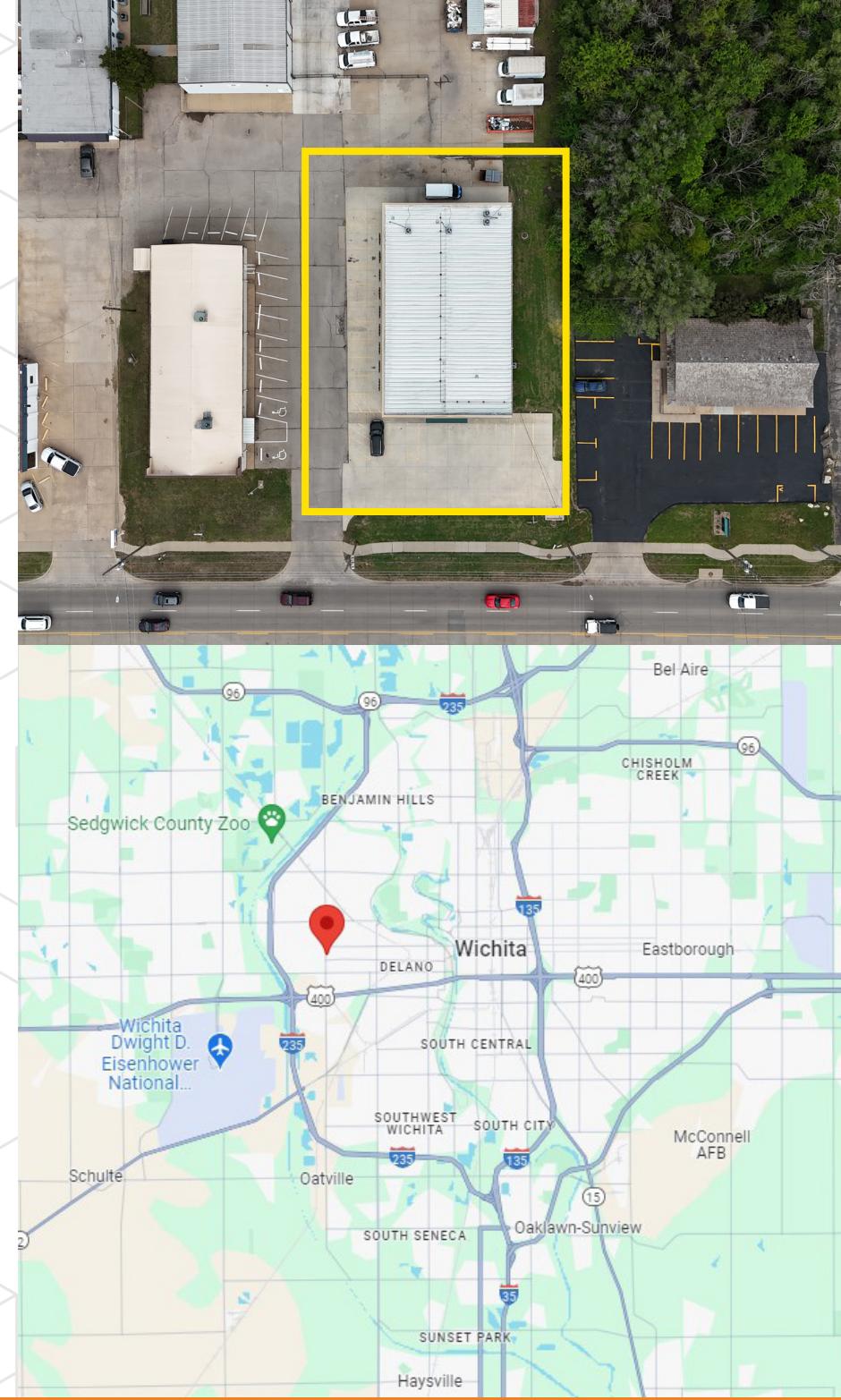
5,940 SF

## HIGHLIGHTS

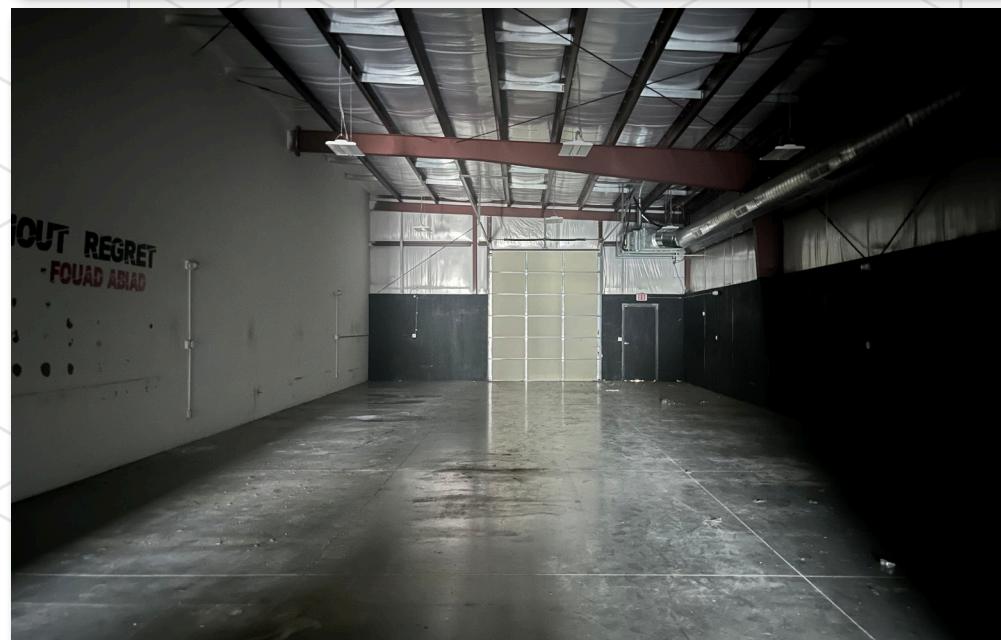
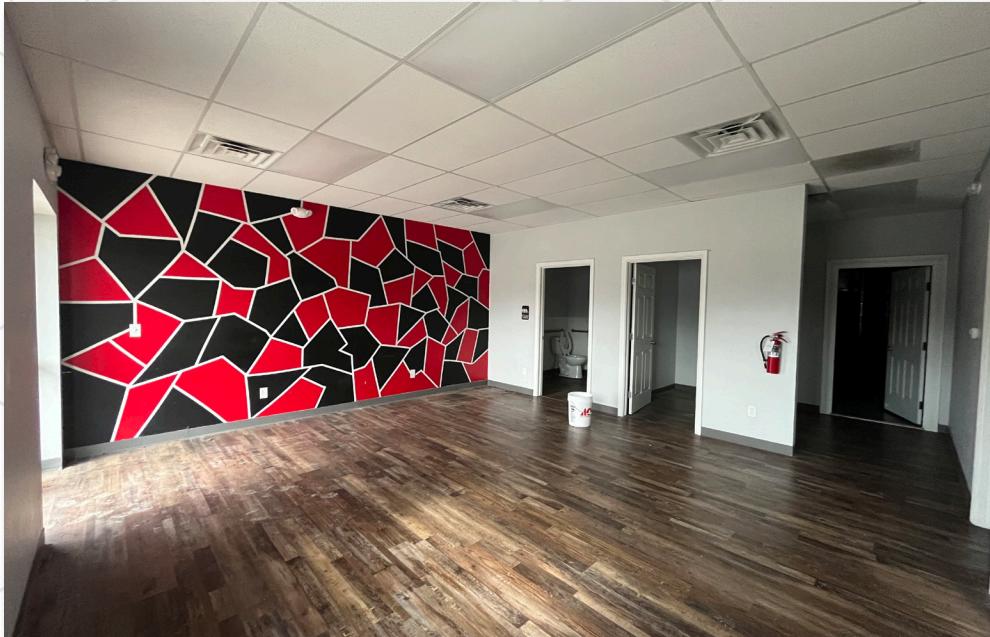
- Busy West St location
- Building Tenant: Glass Doctor, occupies 50% of the building
- 750 SF storefront; 2250 SF open shop; all air conditioned
- Two 10' x 14' overhead doors
- 14' - 18' ceiling height
- Built in 2018
- Located on busy West Street and close to major highways (Kellogg/US-54 & I-235)
- Area Neighbors: Super Car Guys, Bella Vita Bistro, Sonic, Hog Wild BBQ, QuikTrip, Taco Bell, McDonald's, Dunkin' Donuts, Casey's, and more!

## DEMOGRAPHICS

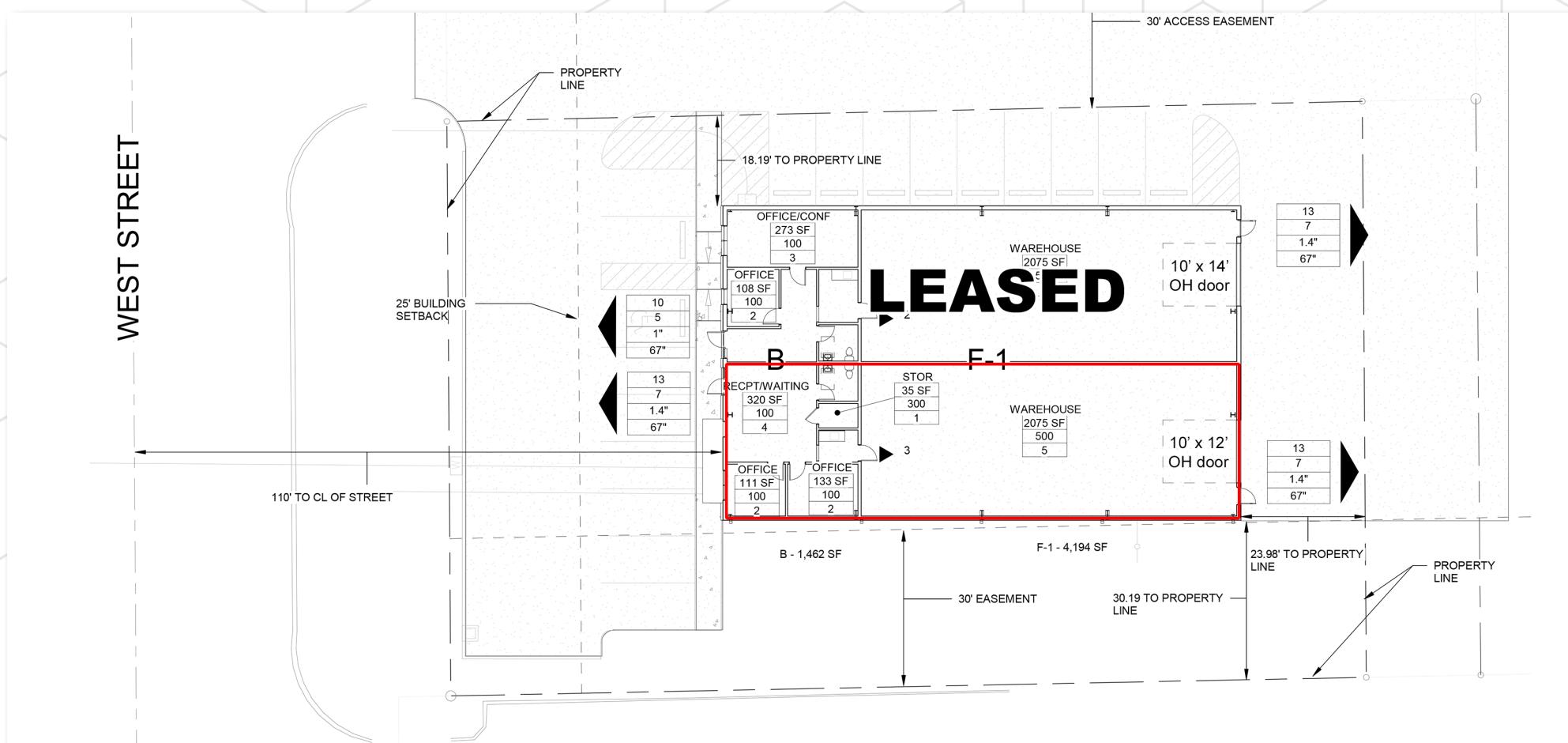
	3 MILE	5 MILES	10 MILES
POPULATION	72,980	193,989	430,931
HOUSEHOLDS	32,141	80,069	172,596
Avg HH INCOME	\$64,708	\$74,300	\$86,290



# PHOTOS



# SITE PLAN



# AERIAL





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## For More Information

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## ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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