

Commercial Property Warehouse / Rail Spur

201 S Cedar
Valley Center, KS



BERKSHIRE HATHAWAY
HomeServices

PenFed Realty

COMMERCIAL DIVISION

12021 E 13th St N Bldg 100, Wichita KS 67206

Offered by

John Greenstreet 316-393-4905

Howard Hancock 316-640-5373



Commercial Leasing & Sales

1617 N Waterfront Suite 110

Wichita, KS 67206

johng@penfedrealty.com

hhancock@penfedrealty.com



201 S Cedar Ave

Exterior Pictures



John Greenstreet
Howard Hancock
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Commercial Property for Lease 201 S Cedar, Valley center, KS

Title: 201 S Cedar Ave
Type: Commercial Building
Have: Commercial Warehouse / Rail Spur— For Lease

Building: 17,860 SF—1 Story
Construction: Metal on Steel Frame built in 1965, 1999

Land: 217,800 SF 5 Acres

Major intersections:

Address: 201 S Cedar Ave

Benefits Rail Spur BNSF Railroad

Benefits Central Sprinkler System

Class of Location: c

Number of Units: 1 Unit

Gross Scheduled Income: NA

Vacancy Loss: NA

Gross Effective Income: NA

Expenses: NA

NOI: NA

Cap Rate: NA

Motivation:

Schedules and Terms: Available immediately

Parcel Information: Sedgwick county

Property Taxes: 11490.62 year

Zoning Information: Zoned Storage Warehouse

Current Use:

MLS Listing Number:

Spaces: 1 Unit

Asking Price: \$5.00 SqFt

Call listing agent for private showings

John Greenstreet—Howard Hancock
Realtor, *Commercial, Sales and Leasing*
Berkshire Hathaway , PenFed Realty
316-393-4905 cell
316-640-5373 cell
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201 S Cedar

Pictures

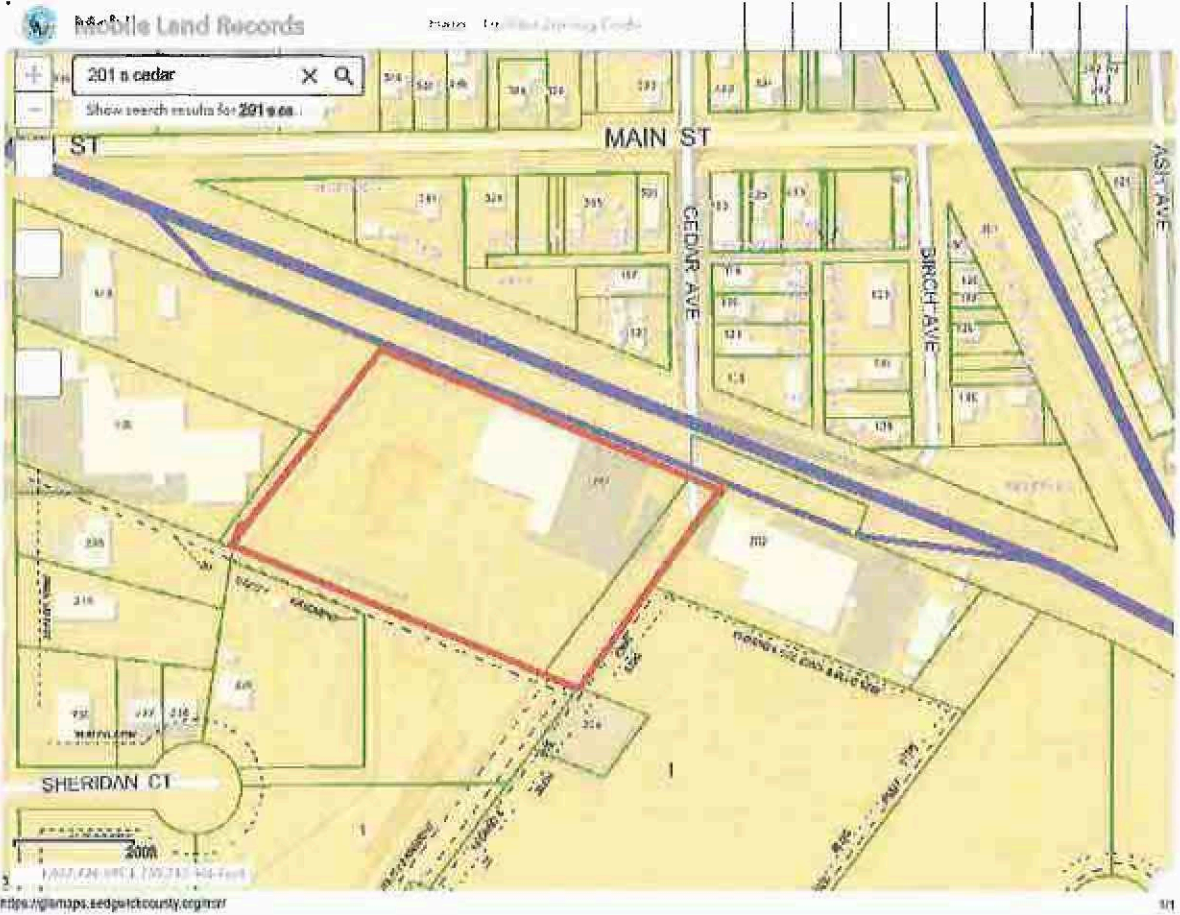


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6/27/22, 2:44 PM

Mobile Land Records



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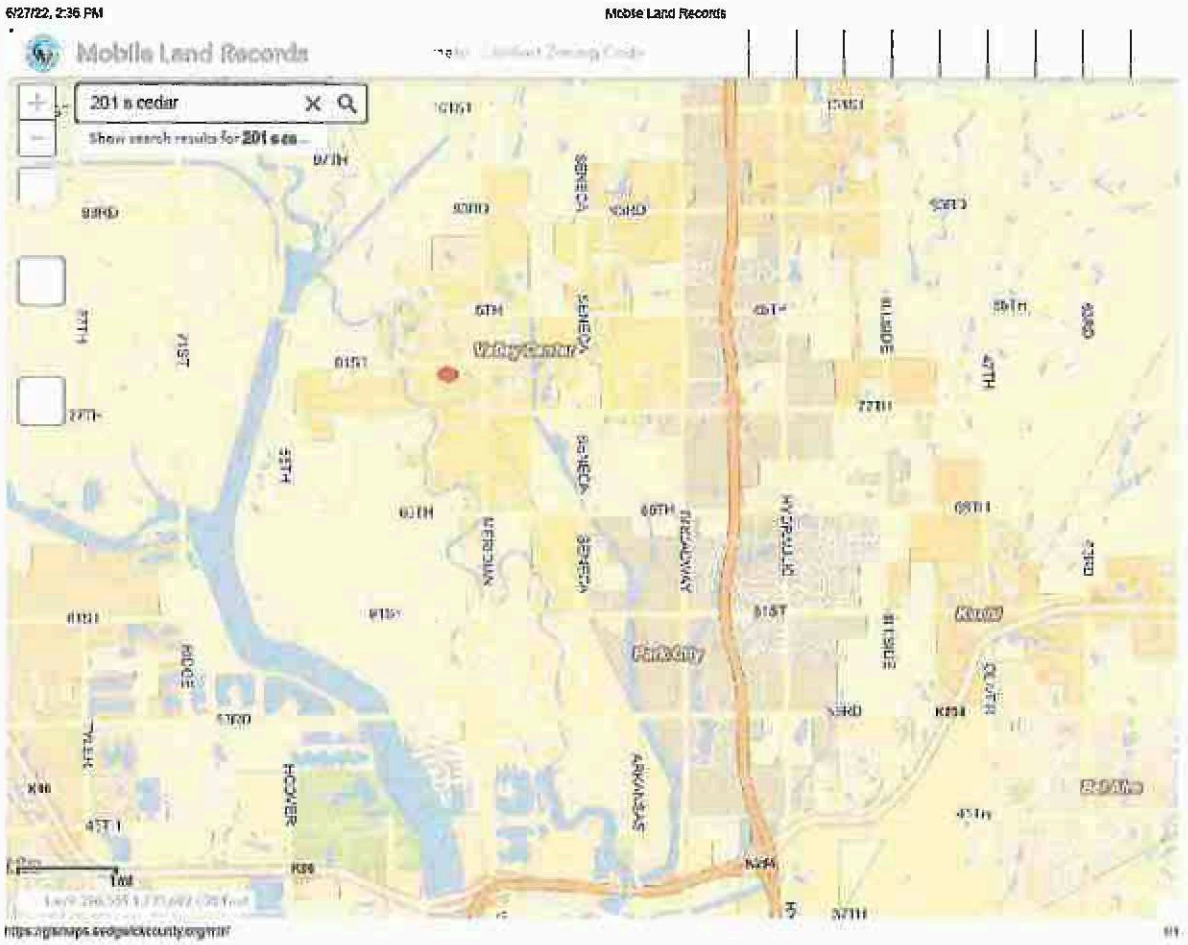


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**201 S Cedar
Map Location**



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Floor Plan



Parcel ID: 037-037-36-0-42-004.00-

SGDRKONPROD Expanded Appraisal Card

Quick Ref: #5199

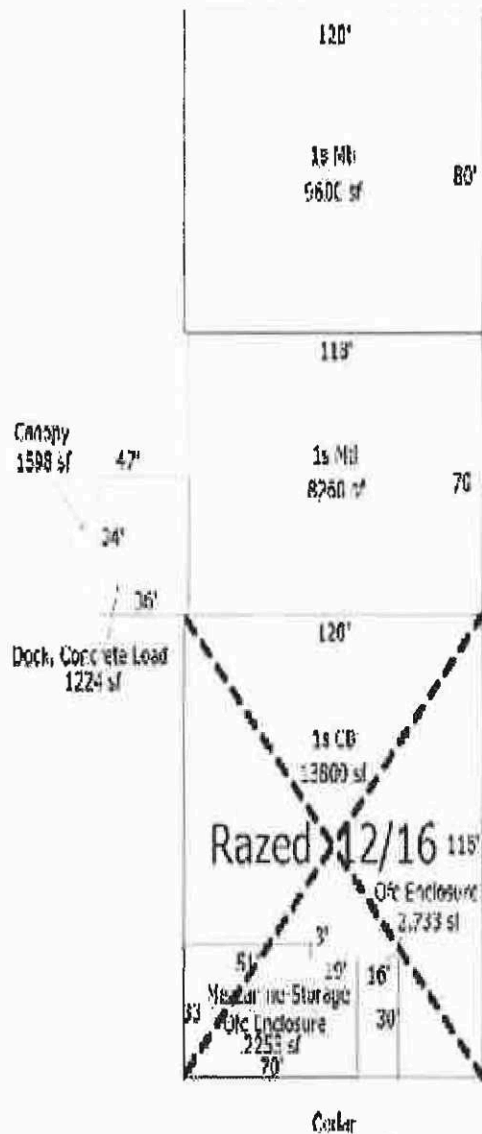


Tax Year: 2022 Run Date: 6/27/2022 3:16:42 PM

Pick Plan Sketch

037-36-0-42-02-004.00

Updated 7/20 #483



201 S Cedar

Disclaimer

All information deemed to be correct; however, it should be personally verified by the buyers and buyers agents. Prospective buyers should undertake their own analysis and verify all information necessary to make their own conclusions as to the value and operational expenses for the property. Every prospective buyer will experience different income and expense results. Any information provided is only used for guidelines. These documents are for prospective buyer's information and should always be independently verified. Agents/brokers are not responsible for any mistakes or misprints.

Agent/Broker is neither an accountant, lawyer or tax advisor. Prospective buyers should always seek appropriate accountant, legal counsel and tax advice if they desire.



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