



FULLY LEASED INDUSTRIAL BUILDING IN MIDTOWN

FOR SALE 926 N. WATER ST., WICHITA, KS 67203

SALE PRICE
REDUCED

~~\$250,000~~
\$225,000

BUILDING SIZE 3,080± SF

LOT SIZE 5,889± SF

OCCUPANCY 100%

CEILING HEIGHT 14'

YEAR BUILT 1998

2025 TAXES Generals: \$4,800.02
Specials: \$60.00

ZONING General Commercial

PROPERTY HIGHLIGHTS

- Fully occupied industrial building providing in-place income from day one, offering investors a stabilized, low-management opportunity.
- Building features a 12' overhead door and 14' clear height – ideal for a wide range of industrial users and long-term tenant retention.
- Located in the heart of Wichita's mid-town industrial corridor, an area with limited supply and continued demand for small-bay industrial product.
- Positioned near key corridors including Main Street and Murdock, providing convenient access throughout the Wichita metro and supporting long-term tenant demand.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,329	105,027	221,676
AVG. HH INCOME	\$62,487	\$64,466	\$71,109
MEDIAN AGE	33.1	32.8	33.7

TRAFFIC COUNTS

MURDOCK & MAIN ST.	8,955 VPD
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WEIGAND
COMMERCIAL

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.



Austin Swisher, CCIM | 316-292-3902 | aswisher@weigand.com

Weigand Real Estate - Commercial

Office: 316-262-6400

Weigand.com