



LANDMARK
COMMERCIAL

FORMER BANK AND LAND FOR SALE

624 E 30TH AVE, HUTCHINSON, KS, 67502

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

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

DRONE



PROPERTY SUMMARY

SALE PRICE: \$595,000

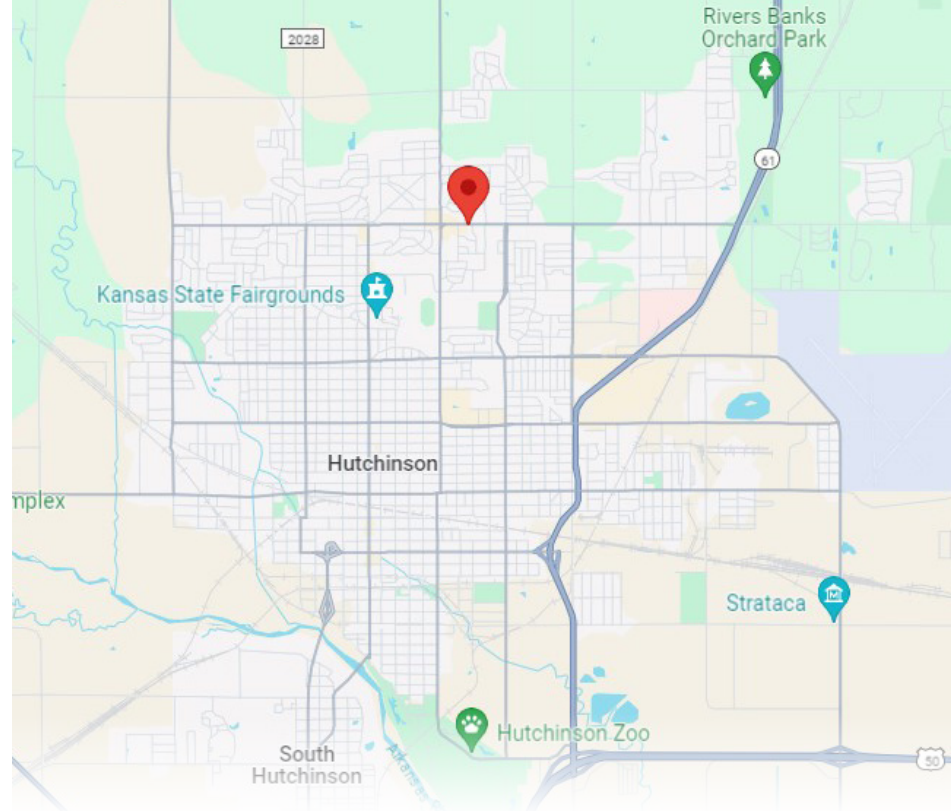
Lot Size	0.83 Acres
Total SF	5,275 SF
Zoning	C4 - Commercial & Industrial
Traffic Count	Approx. 13,620 VPD on 30th Ave and Plum St

HIGHLIGHTS

- Former RCB branch bank now closed
- First Floor: 2,618 SF | Basement: 2,657 SF
- 27 parking spaces (2 handicap)
- Near Kansas State Fair grounds
- Potential Uses: Repurpose or redevelop
Office, Retail, Restaurant
NOT ALLOWED: Banks and Financial Services

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,453	37,678	46,524
Households	3,320	15,977	962
Avg HH Income	\$79,117	\$71,836	\$71,478



UPSTAIRS PHOTOS



DOWNSTAIRS PHOTOS

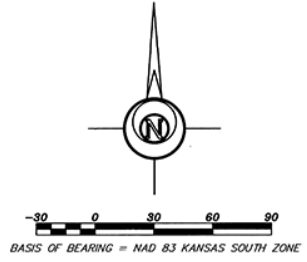
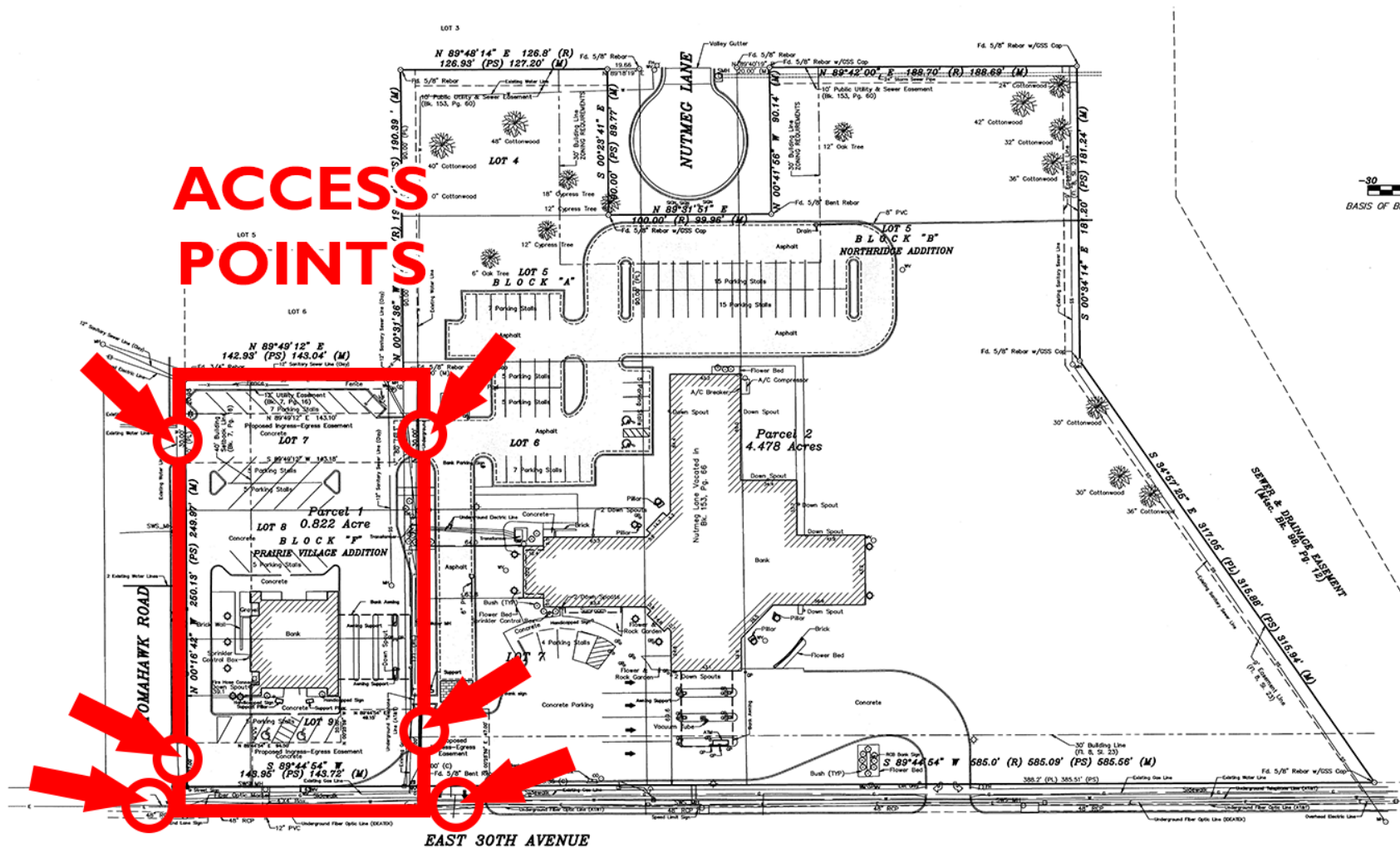


AERIAL



SITE PLAN

ACCESS POINTS



LEGEND

- - Survey Monument Found
- - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap
- - Sanitary Sewer Cleanout
- - Fence
- ⊕ - Fire Hydrant
- ⊖ - Gas Meter
- ⊕ - Gas Meter
- ⊕ - Light Pole
- ⊕ - Sanitary Sewer Manhole
- ⊕ - Power Pole
- ⊕ - Underground Telephone Pedestal
- ⊕ - Water Meter
- ⊕ - Water Valve
- ⊕ - Calibrated
- ⊕ - Measured
- ⊕ - Plotted
- ⊕ - Previous Survey GSS 2001-226
- ⊕ - Record measurement

FLOOD NOTE:
According to Flood Insurance Rate Map No. 201550023G (dated January 29, 2021) published by the Federal Emergency Management Agency, the above described property lies within Zone "X", which is defined as "Area D with Reduced Flood Risk due to Levee and 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

DISCLAIMER:
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #24228532.
Utility locations shown hereon are based on information received from Kansas One-Call ("1-800-DIG-SAFE") identified by Ticket #24228532 on May 9, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.



DESCRIPTIONS OF RECORD:
PARCEL 1
Lots 7, 8, and 9, Block "F", Prairie Village Addition to the City of Hutchinson, Reno County, Kansas, according to the duly recorded Plat thereof; AND the West 9 feet of Lot 7 and the West 9 feet of the South 79 feet of Lot 6, Block "A", Northridge Addition to the City of Hutchinson, Reno County, Kansas, according to the duly recorded plat thereof, containing 35,856.07 square feet.
TOGETHER WITH AND SUBJECT TO an Ingress-Egress Easement described as follows:
Commencing at the Southwest corner of Lot 7, Block "B", Northridge Addition to the City of Hutchinson, Kansas; Thence North 89°44'54" East along the South line of said Lot 7 a distance of 9.00 feet to the point of beginning; Thence North 00°25'59" West parallel with the West line of said Lot 7 a distance of 47.00 feet; Thence North 89°44'54" East parallel with the South line of said Lot 7 a distance of 42.00 feet; Thence South 00°25'59" East parallel with the West line of said Lot 7 a distance of 47.00 feet to the South line of said Lot 7; Thence South 89°44'54" West along the South line of said Lot 7 a distance of 42.00 feet to the point of beginning; AND RESERVING THEREFROM the following Ingress-Egress Easements:
Easement 1:
Beginning at the Southwest corner of Lot 9, Block "F", Prairie Village Addition to the City of Hutchinson, Reno County, Kansas; Thence North 00°16'42" West along the West line of said Lot 9 a distance of 27.00 feet; Thence North 89°44'54" East parallel with the South line of said Lot 9 a distance of 94.50 feet; Thence North 00°25'59" West parallel with the East line of said Lot 9 a distance of 20.00 feet; Thence North 89°44'54" East parallel with the South line of said Lot 9 a distance of 49.15 feet to the East line of the West 9.00 feet of Lot 7, Block "A", Northridge Addition to the City of Hutchinson, Kansas; Thence South 00°25'59" East along said line a distance of 47.00 feet; to the South line of said Lot 7; Thence South 89°44'54" West along the South line of said Lot 7 a distance of 9.00 feet to the Southwest corner of said Lot 7; Thence North 00°25'59" East along the East line of said Lot 7 a distance of 47.00 feet to the point of beginning.

AND Easement 2:
Commencing at the Northwest corner of Lot 7, Block "F", Prairie Village Addition to the City of Hutchinson, Reno County, Kansas; Thence South 00°16'42" East along the West line of said Lot 7 a distance of 20.89 feet to the point of beginning; Thence North 89°49'12" East a distance of 143.10 feet to the East line of the West 9.00 feet of Lot 6, Block "A", Northridge Addition to the City of Hutchinson, Kansas; Thence South 00°25'59" East along said line a distance of 30.00 feet; Thence South 89°49'12" West a distance of 143.18 feet to the West line of said Lot 7; Thence North 00°16'42" West along the West line of said Lot 7 a distance of 30.00 feet to the point of beginning.
PARCEL 2
Lot 4, except the East 30 feet of said Lot 4; Lots 5, 6 and 7, except the West 9 feet of Lot 7 and the West 9 feet of the South 79 feet of Lot 6, Block "A", Northridge Addition to the City of Hutchinson, Kansas, according to the duly recorded Plat thereof; AND all of Lot 5, Block "B", except the North 291.8 feet and except the West 20 feet of the South 90 feet of the North 381.8 feet thereof; TOGETHER WITH all that portion of Nutmeg Lane vacated by Order of the Board of County Commissioners of Reno County, Kansas, by Order filed December 14, 1972 and recorded in Book 153, Page 66 described as follows:
Beginning at a point 381.8 feet South of the Northeast corner of Block "A", Northridge Addition to the City of Hutchinson, Kansas, being the Southeast corner of Lot 4, Block "A", Thence South along the East line of Block "A", 351 feet to the Southeast corner of Block "A"; Thence East 60 feet to the Southwest corner of Block "B"; Thence North along the West line of Block "B", 351 feet to a point 381.8 feet South of the Northwest corner of Block "B"; Thence West 60 feet to the point of beginning, containing 195,127.18 sf.

SURVEYOR'S CERTIFICATE
I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 17th day of June, 2024.

Prepared For: **RCB BANK**

Description: **PORTIONS OF BLOCK F PRAIRIE VILLAGE ADD. & BLOCK A NORTHBRIDGE ADD.**

Prepared By: **Garber Surveying Service, P.A.**

HUTCHINSON
280 North Park St. #702
PA. 620-663-7812
(Main Office)

BRANCH OFFICES: **MANHATTAN** PA. 785-238-4418
WYRTON PA. 316-265-0913
SALINA PA. 785-464-6182 | **116264-9931**

Drawn By: **ALL** | Scale: **1"=30'** | Date of Field Work: **May 28, 2024** | Job No: _____



**LANDMARK
COMMERCIAL**
REAL ESTATE

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ABOUT LANDMARK

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