



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

CENTRALLY LOCATED OFFICE/WAREHOUSE

323 North Matthewson Ave, Suite 511, Wichita, KS 67214

FOR SALE



SALE PRICE: \$320,000.00
SITE SF: 12,416 SF
SITE ACRES: .29 Acres
GROSS BUILDING SF: 5,246 SF
YEAR BUILT: 1980
PARKING: Door Side
ZONING: GC
CEILING HEIGHT: 10'

2024 TAXES: General: \$7,353.34
 Specials: \$31.25

PROPERTY HIGHLIGHTS

- Versatile floor plan suitable for office, service, or flex/light industrial use.
- On-site parking.
- 8-foot over head door.
- Close proximity to I-135 & downtown corridor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,073	111,616	232,190
Avg. HH Income	\$55,048	\$64,174	\$72,525
Median Age	31.7	32.7	33.7

TRAFFIC COUNTS	
2nd & Matthewson	4,695 VPD

Offered Exclusively By:

Ben Suellentrop
316-765-5145 • bens@reecenichols.com

Morrie Sheets
316-644-5917 • morries@reecenichols.com



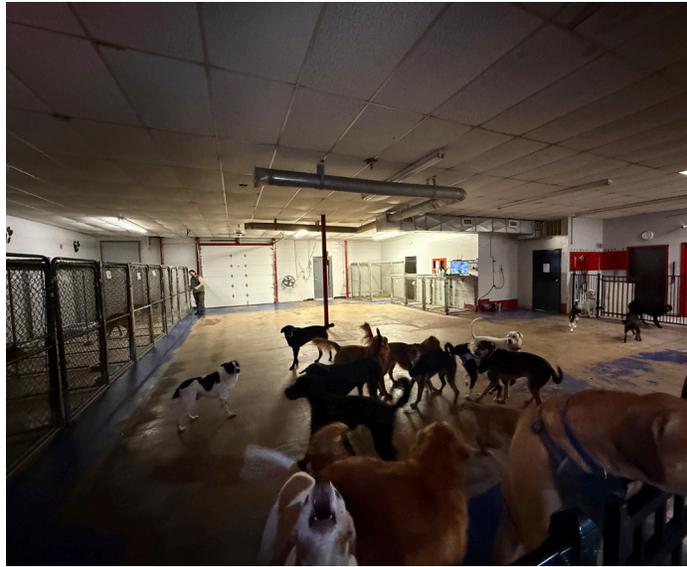
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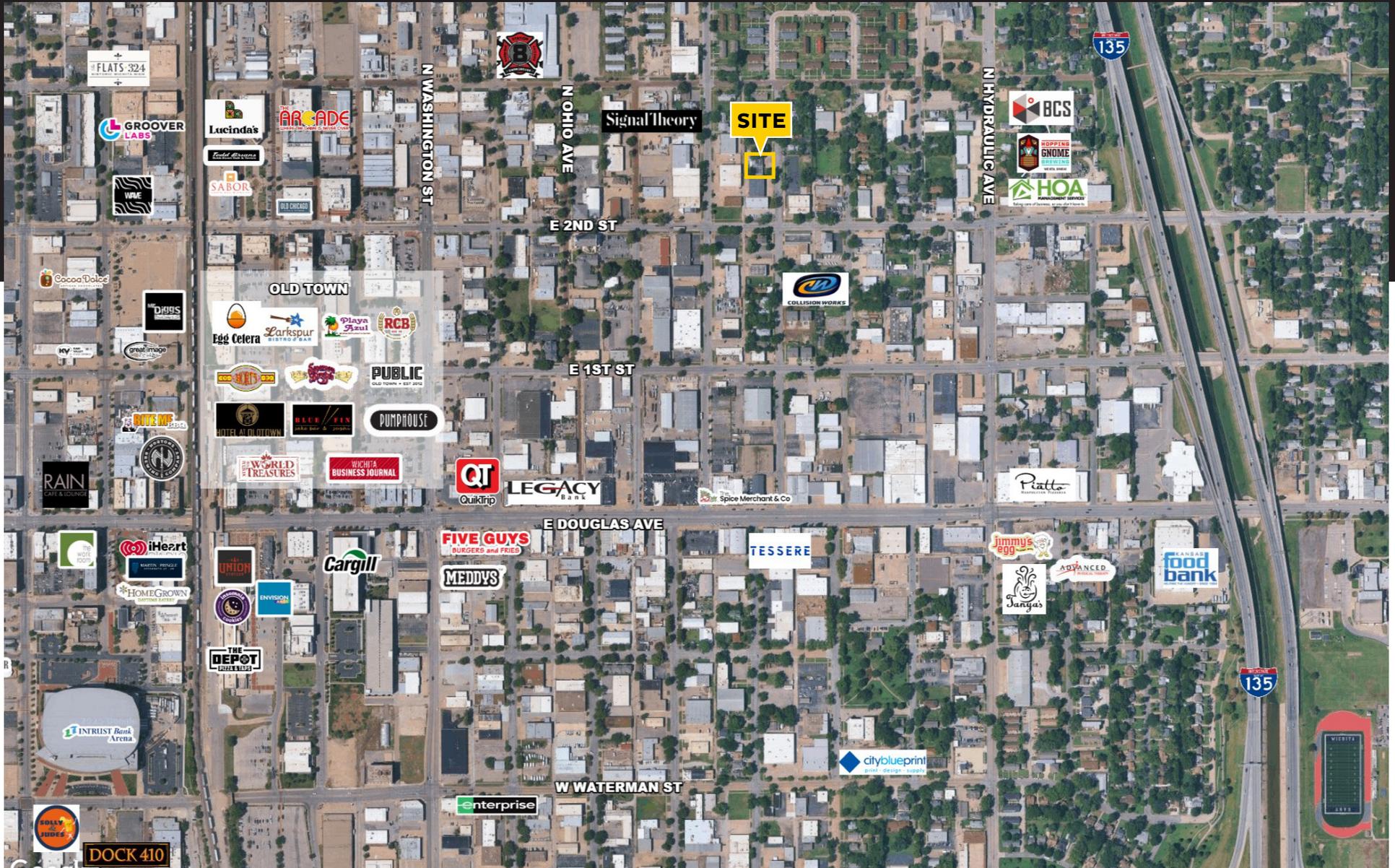


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