



HISTORIC DOWNTOWN WICHITA BUILDING

FOR SALE 212 N. MARKET, WICHITA, KS 67206

SALE PRICE	\$2,250,000
SITE SIZE	24,243 SF
BUILDING SIZE	75,741 SF
YEAR BUILT	1925
ZONING	Central Business District
TAXES 2025	Generals: \$28,270.66 Specials: \$85.00

PROPERTY HIGHLIGHTS

- Redevelopment opportunity.
- Great building located in an opportunity zone.
- Located in the heart of downtown Wichita where you can live, work and play.
- Within walking distance to apartments, restaurants, entertainment and dog area.
- Approximately 26 spaces of private parking on the north side of the building.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,455	110,373	228,672
AVG. HH INCOME	\$58,717	\$63,717	\$70,447
MEDIAN AGE	32.4	33.3	33.5
TRAFFIC COUNTS			
1ST ST. N. & MARKET			10,430 VPD

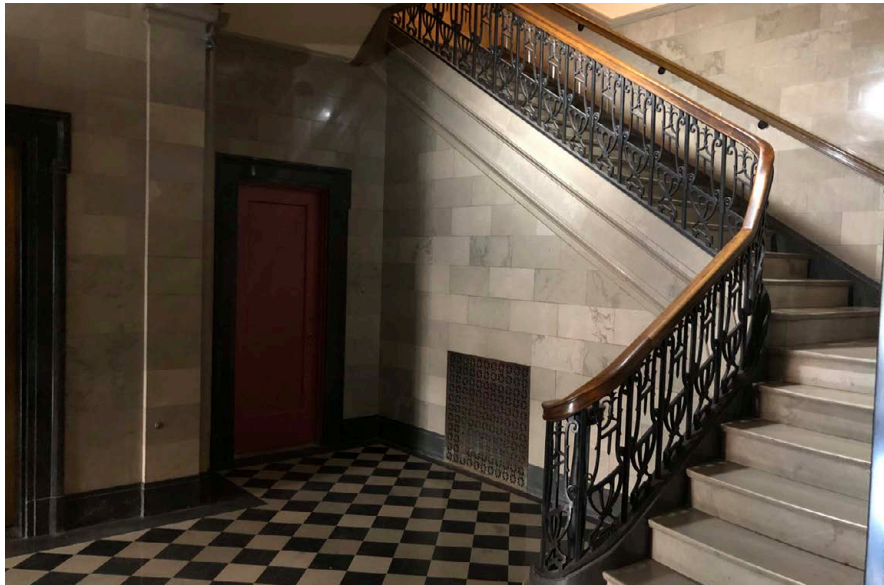
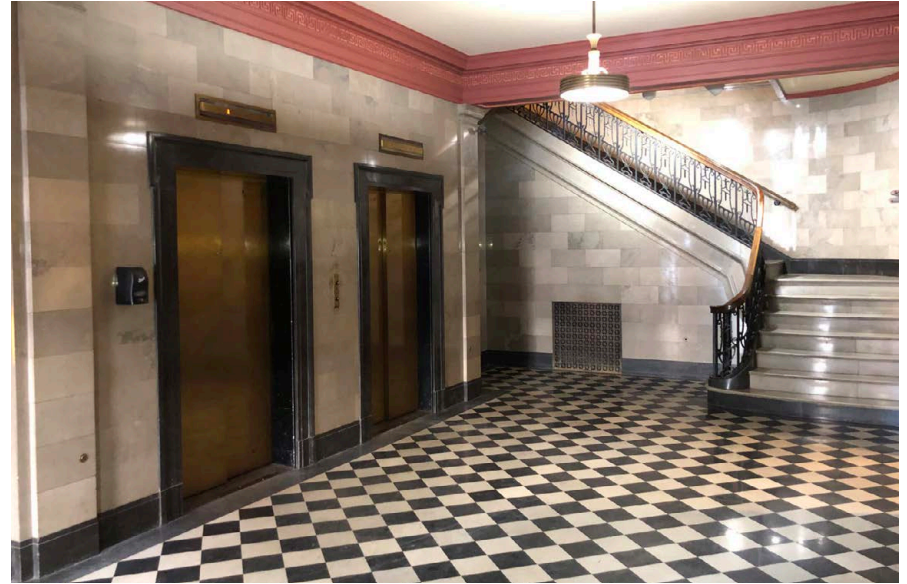


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ADDITIONAL PHOTOS



HISTORIC DOWNTOWN WICHITA BUILDING

FOR SALE 212 N. MARKET ST., WICHITA, KS 67202

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.



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