

INVESTMENT BUILDING IN NORTHEAST WICHITA

3590 N WOODLAWN, WICHITA, KS 67220



FOR SALE






SALE PRICE: \$2,250,000

BUILDING SF:	19,521 SF	PARKING:	69 Spaces
	Building is 81x241	PROPERTY CLASS:	Commercial and
	Canopy is 680 SF		Industrial
AVAILABLE SF:	2,337 SF	TENANTS:	Baileys Learning Academy
SITE SIZE:	1.72 Acres		and Fur Seasons Pet Resort
YEAR BUILT:	2007	2025 TAXES:	General: \$46,075.40
ZONING:	Limited Commercial		Specials: \$60.00

LEGAL DESCRIPTION: LOT 1 EXC BEG
SW COR N 200 FT E 228.26 FT S 200 FT W
229 FT TO BEG LINDER ADDITION

ABOUT THIS PROPERTY:

Well designed and built investment building located in desirable NE quadrant of Wichita. Strong anchor tenant in the high demand childcare industry make this an excellent opportunity for an investor to add to their real estate portfolio. Current owner has a proven track record of developing and taking care of quality real estate. Give us a call today to discuss.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	9,555	50,017	118,584
 Avg. HH Income	\$108,508	\$107,601	\$109,764
 Median Age	33.4	35.9	35.0
TRAFFIC COUNTS			
37th & Woodlawn		17,818 VPD	
Hwy K-96 & Woodlawn		69,265 VPD	

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