



WEIGAND
COMMERCIAL

**MOTIVATED SELLER
BRING OFFERS**

2 TRACTS: FORMER MEDICAL OFFICE & VACANT LOT

515 N. SUMMIT AVE. & 516 N. 1ST ST., ARKANSAS CITY, KS 67005

FOR SALE/LEASE
Contact Broker

TRACT 1

SITE SIZE
15,444± SF (PER COUNTY)

BUILDING SIZE
4,080± SF

ZONING
C-2

2024 TAXES
GENERALS: \$10,774.80
SPECIALS: \$0.00

TRACT 2

SITE SIZE
6,600± SF (PER COUNTY)

ZONING
R-2

2024 TAXES
GENERALS: \$141.08
SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Two tracts well suited to be purchased together or separately.
- Located in the heart of Ark City, KS, this property features two distinct parcels totaling around 22,044 SF when combined along Ark City's main thoroughfare, Summit Street.
- **Tract 1** – This 4,080 SF former physicians office has great frontage along Summit St. and sits on a 15,444 SF lot, providing ample parking for clients and employees.
- **Tract 2** – This 6,600 SF vacant lot with gravel is currently being used for overflow parking.

DEMOGRAPHICS



14,971
Population
(5 Miles)



35.4
Median Age
(5 Miles)



\$71,981
Avg. HH Income
(5 Miles)



5,717
Total Employed
(5 Miles)

TRAFFIC COUNTS



ALONG N. SUMMIT ST.

6,647 VPD



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Office: (316) 262-6400

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TRACT 1 - 4,080± SF OFFICE | 15,444± SF LOT



PROPERTY OUTLINES ARE ESTIMATED.

TRACT 1 HIGHLIGHTS

- Free-standing building that was formerly used as a physicians office.
- Ample parking.
- Great frontage for visibility along Ark City's main thoroughfare of N. Summit Street.
- Features a large lobby with a reception desk and multiple private offices, a large basement, and an outdoor patio area in the back.
- Located in a Kansas Opportunity Zone.



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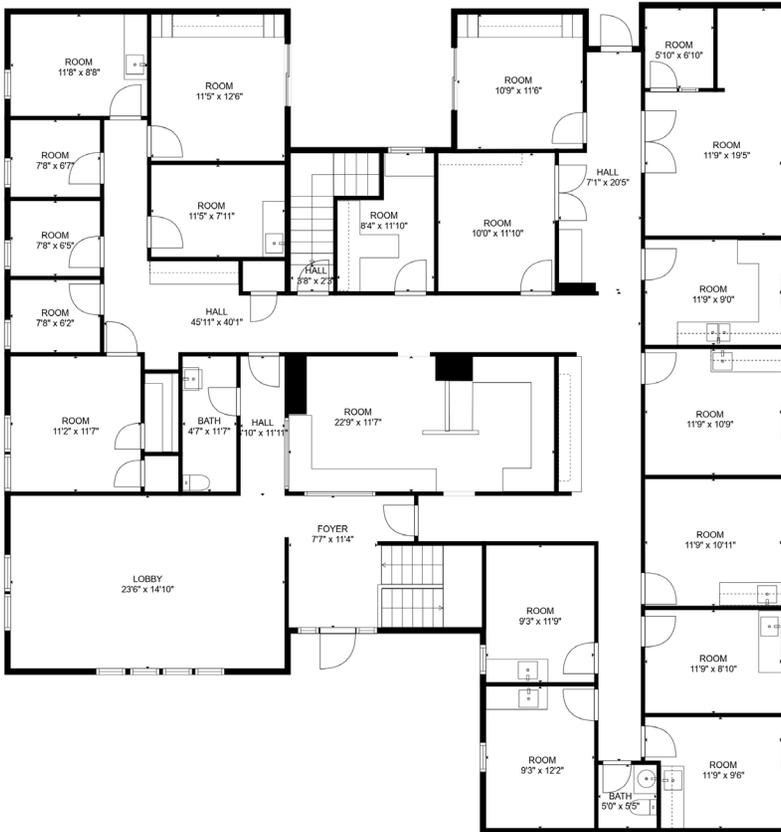
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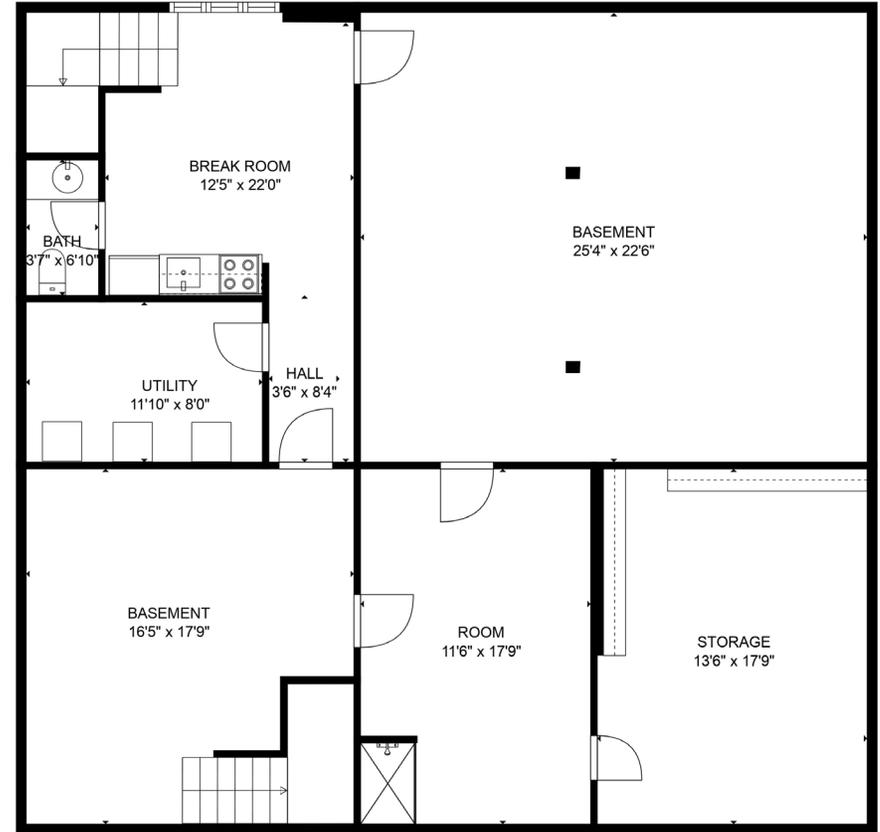
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TRACT 1 - FLOOR PLAN

MAIN FLOOR



BASEMENT



*Square footage of 4,080 is information provided per Cowley County. Measurements on floor plans provided by CubiCasa exceed that of county records. While CubiCasa is highly reliable, measurements are not guaranteed. Sale records will reflect that of documents provided by county records.

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TRACT 2 - 6,600± SF VACANT LOT



TRACT 2 HIGHLIGHTS

- Potential residential development opportunity that is currently vacant and used for overflow parking.
- 4" of gravel with wood parameter to mark parking area.
- Utilities available at site.
- Located in a Kansas Opportunity Zone.



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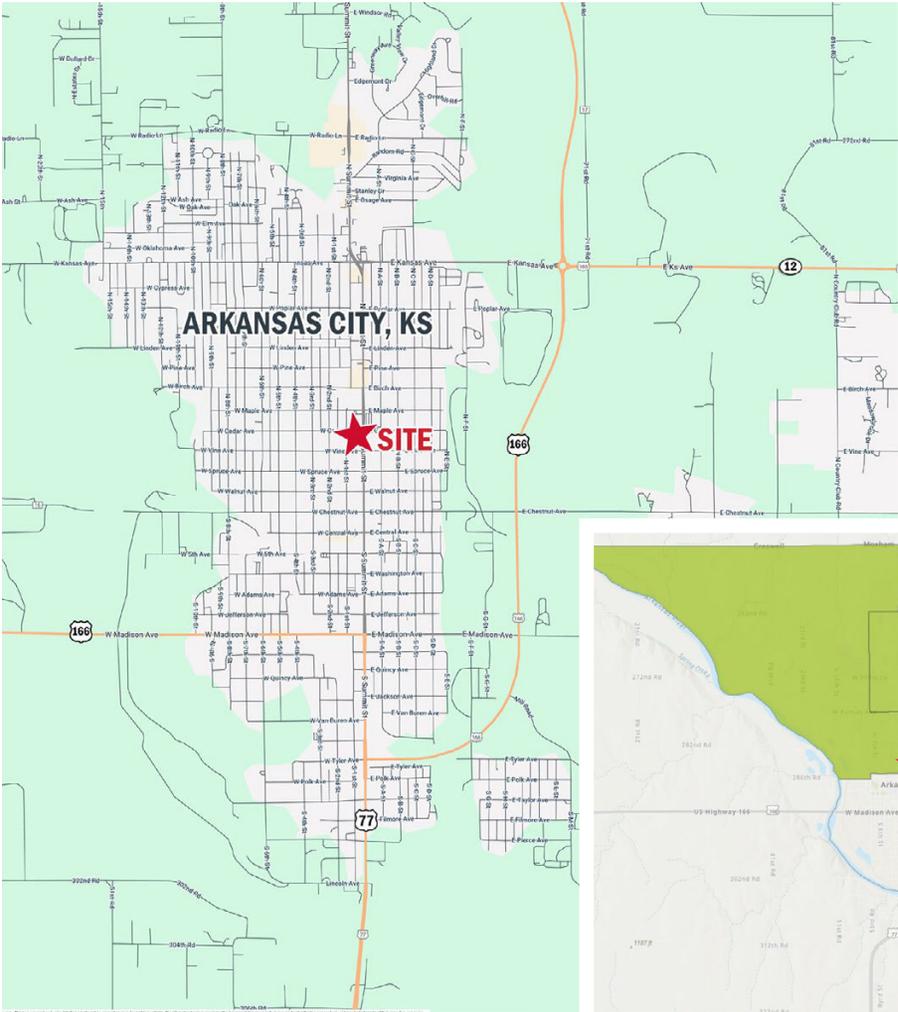
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AERIAL VIEWS



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