



LANDMARK  
COMMERCIAL



**SANDLOT GARAGE CONDOS**

WHERE THE BIG KIDS GO TO PLAY

[www.sandlotcondos.com](http://www.sandlotcondos.com)



# SANDLOT CONDOS AT ABERDEEN

NE CORNER OF 119TH AND 21ST ST. NORTH, WICHITA, KS 67205

[www.landmarkrealestate.net](http://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.



# PROPERTY SUMMARY

## [CLICK HERE FOR VIDEO TOUR](#)

Address	NE Corner of 119th and 21st St. North, Wichita, KS 67205
Available Space	1,128 - 3,575 sq. ft.
Dimensions	50'-55' deep with varying widths
Year Built	Anticipated completion late summer 2024
Overhead Door	12' wide x 14' tall
Security	24/7 secured fence with gate access
HVAC	Individual heating and cooling systems
Unit Features	3' pedestrian commercial steel door, 5" structural concrete slab, separately metered 125A electric service, conduit for phone, cable and internet
Electrical	125A electrical service, (3) recepticals, ample LED overhead lighting



# FEATURES



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## UNIT FEATURES

- Owner can customize buildout with mezzanine, bathroom, kitchenette, car lifts, epoxy flooring, etc.
- Electric overhead insulated doors with openers (12'w x 14'h) with windows
- Individual heating and cooling systems
- 16' to 17 ½' ceiling height
- Tinted commercial window units
- Rough-in for a bathroom with floor drain
- Water service available in unit
- Sheet rock separation walls ready for paint or panels
- Perfect for a man-cave and storage of cars, boats, motorcycles, etc.
- Fully insulated units

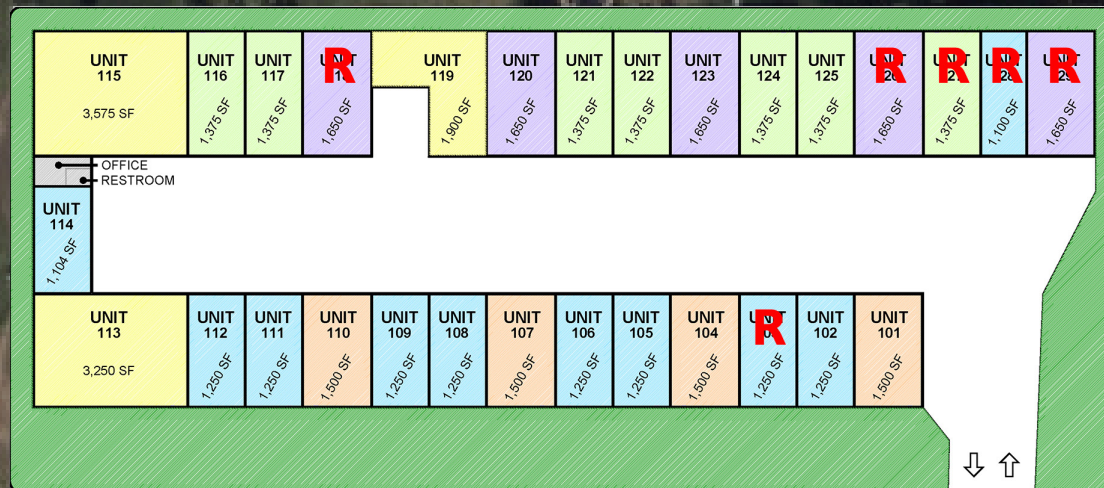
## SITE FEATURES

- Premier location in West Wichita
- On-site common bathrooms
- 24/7 secured fence and gate access
- Wide drive aisle at 60' for convenient unit access
- On-site trash
- HOA office
- Exterior hose water hydrant for washing
- Exterior security cameras
- 10-year roof warranty
- Possible patio





# SITE



## Sandlot Condos at Aberdeen 21st & 119th





# SITE PLAN



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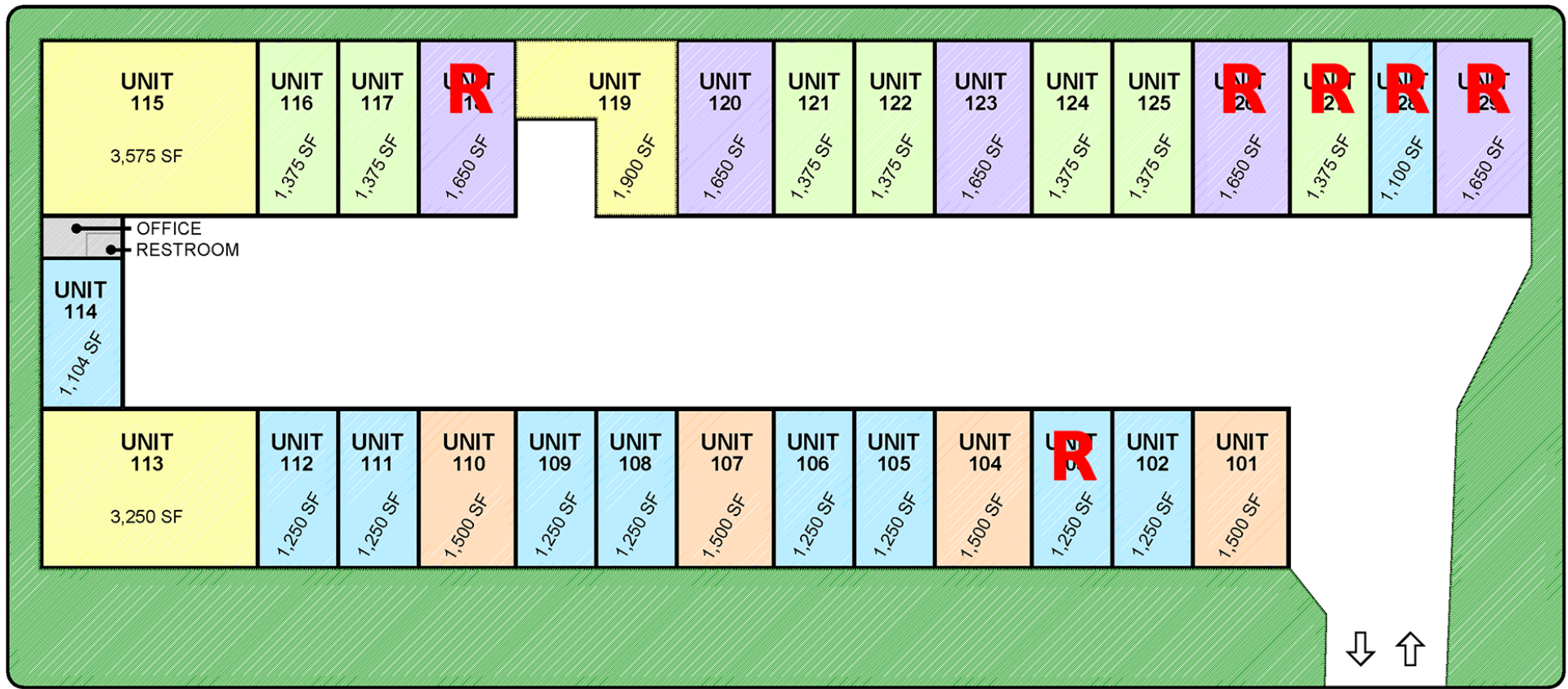
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## UNIT SIZES

1,104 SF (24' x 46')  
1,250 SF (25' x 50')  
1,375 SF (25' x 55')

1,500 SF (30' x 50')  
1,650 SF (30' x 55')

3,250 SF (50' x 65')  
3,575 SF (55' x 65')





# SITE OUTLINE

## Sandlot Condos Phase 1 & 2 (Sold Out)

33rd and Ridge





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156 North Emporia  
Wichita, Kansas 67202  
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