

# DOWNTOWN REDEVELOPMENT OPPORTUNITY

343, 351 N. Mosley & 340, 414 N. Rock Island | Wichita, KS 67202



SALE PRICE: ~~\$2,795,000~~  
**PRICE REDUCED** \$2,395,000

TOTAL SITE SIZE: 54,553 SF  
34,830 SF parking lot  
at 3rd & Mosley is included

BUILDING SIZE: 17,826 SF

PARKING: Street & private parking  
to the North (within 1 block)

YEAR BUILT: 1920

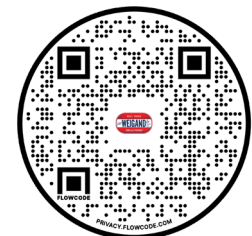
ZONING: Limited Industrial

2023 TAXES: Generals: \$14,921.23  
Specials: \$26.66

TRAFFIC COUNTS:

 DOUGLAS & WASHINGTON 30,959 VPD  
KELLOGG & I-135 189,500 VPD

SCAN OR CLICK  
FOR VIDEO



Offered exclusively by: **Krista Lowry**  
316-292-3990 | klowry@weigand.com

**Whitney Vliet Ward**  
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## PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a retail or office building in Downtown Wichita, KS.
- Current owner worked with a local architecture firm for conceptual plans (included in brochure).
- Great location in the heart of Wichita.
- Close proximity to I-135 and Hwy 54.
- Buildings have exposed brick, skylights, overhead garage doors, steel beams and patio or courtyard space.
- Two garage doors – 10'x14' (width) and 10'x12'.
- Building signage options.

## POTENTIAL USES INCLUDE:

- Restaurant with meeting space or outdoor patio and live entertainment.
- Event venue with separate dining, outdoor lounge seating and multipurpose space.
- Owner/occupant possibility for mixed-use.
- Offices with courtyard/outdoor area.
- Retail users, private clubs, and others.



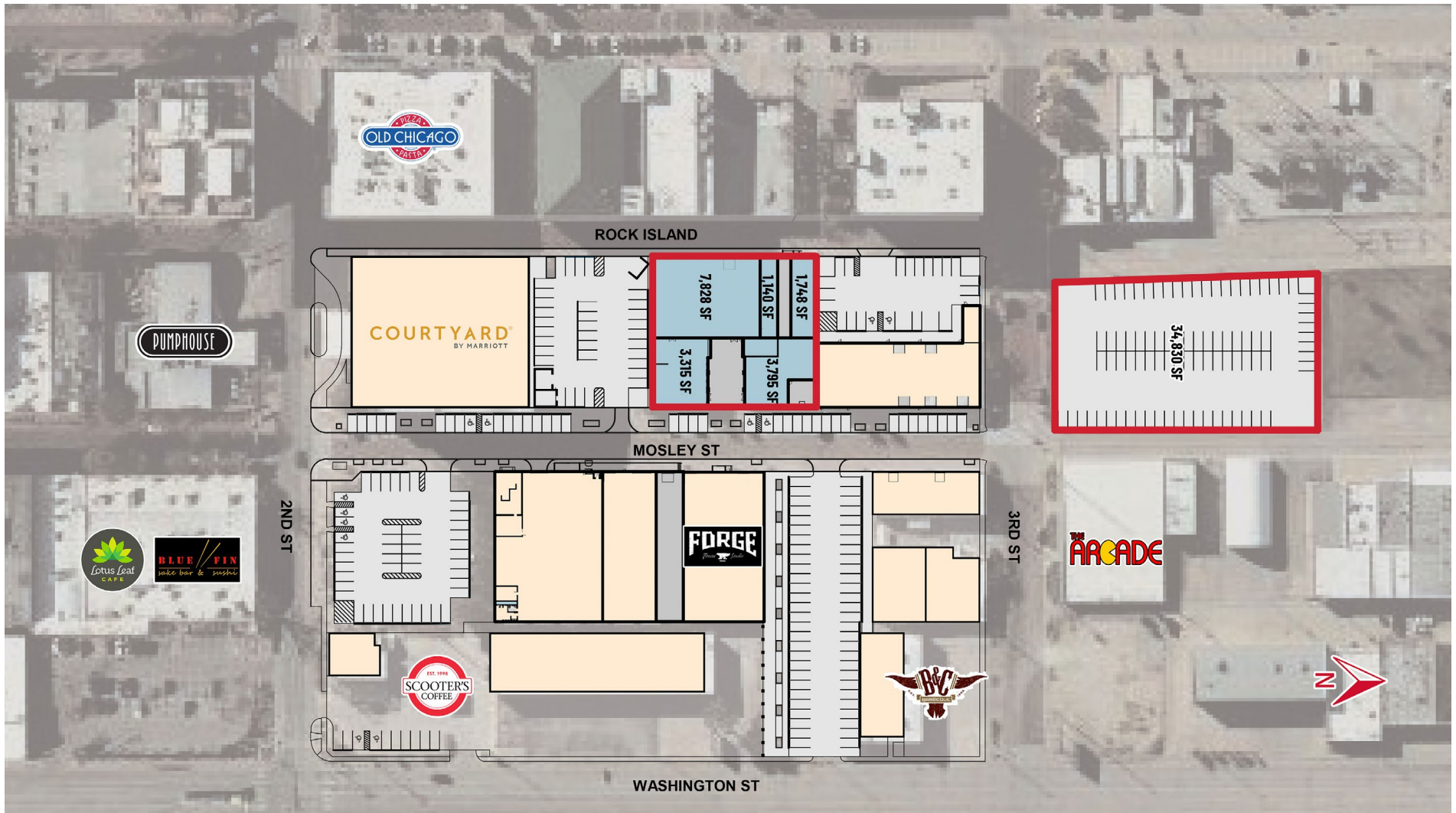
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## SITE PLAN

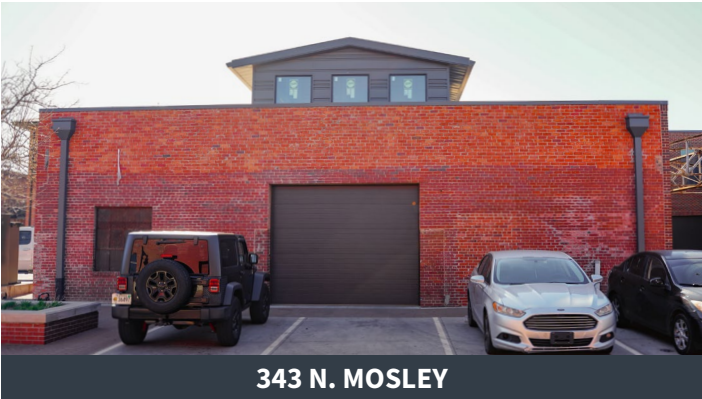


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343 N. MOSLEY



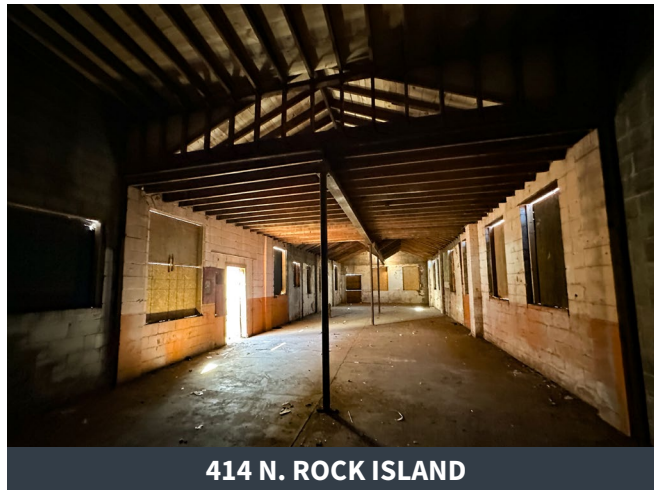
PROPOSED COURTYARD - 343/351 N. MOSLEY



343 N. MOSLEY



343, 351 N. MOSLEY & 340, 414 N. ROCK ISLAND



414 N. ROCK ISLAND



351 N. MOSLEY



351 N. MOSLEY



343 N. MOSLEY



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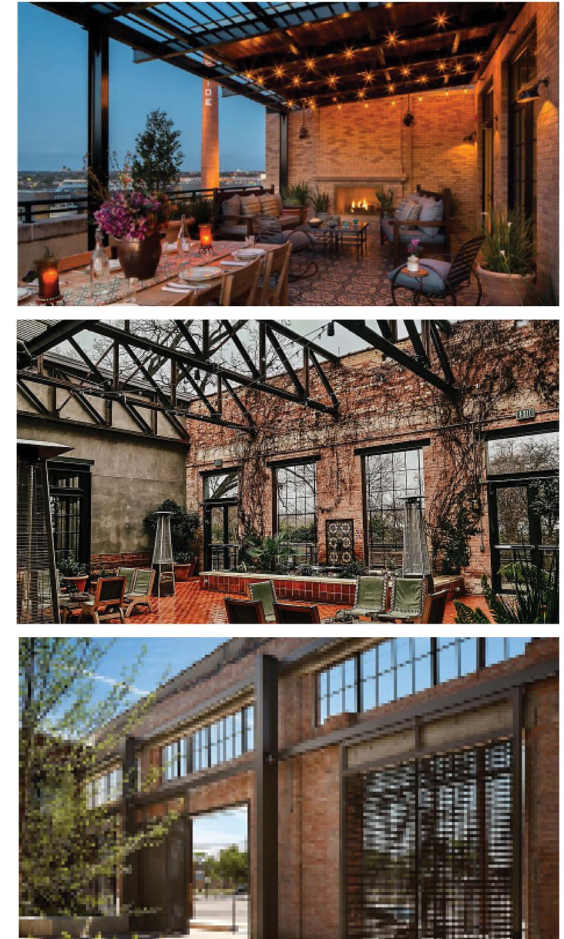
## CURRENT PHOTOS



## CONCEPTUAL PLAN



## CONCEPTUAL PHOTOS



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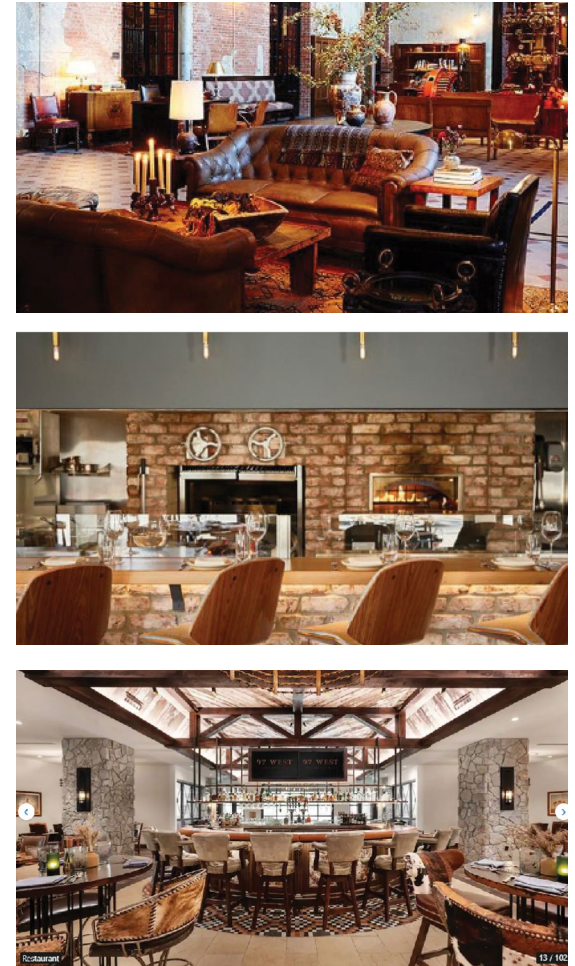
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