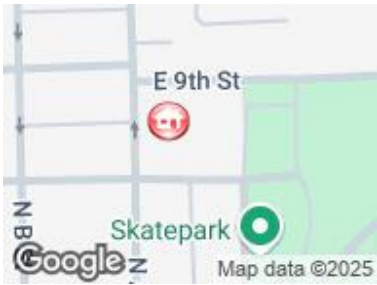


STANDARD



MLS # 655077
Status Active
Contingency Reason
Property Type Other
Address 311 N A St
Address 2
City Wellington
State KS
Zip 67152
County Sumner
Area SCKMLS
Asking Price \$550,000
Class Commercial/Ind/Bus
For Sale/Auction/For Rent For Sale
Associated Document Count 4
Picture Count 26



GENERAL

List Agent Josh Roy - OFF: 316-665-6799
List Office Keller Williams Hometown Partners - OFF: 316-665-6799
Co-List Agent Matt Moore
Co-List Office Keller Williams Hometown Partners - OFF: 316-665-6799
Showing Phone 888-874-0581
Sale/Lease
Building Size SqFt 50,001 - 100,000
Number of Acres 2.20
Zoning General Comm
Parcel ID 096-156-14-0-10-08-001.00-0
of Stories 3
Apx Gross Building SqFt 8,600,000.00
Apx Net Rentable SqFt
Apx Min Available SqFt 86,000.00
Apx Max Contiguous SqFt 86,000.00
Apx Vacant SqFt 86,000.00
Land SqFt 95,832.00
Present Use of Bldg vacant
Bldg on Leased Land
Invest Package Available No
Year Built 1928
Subdivision
Legal WOODS LM S14 T32 R01W BLK 9 ACRES2.2LTS 87-94 & BEG SW COR LT 92 THE200'S60' W200' N60' TO POB
Original Price \$550,000
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
FIPS Code 20191
On Market Date
Doc Manager 0
Geocode Quality Exact Match
Sold Price Per SQFT
Tax ID
Update Date 5/8/2025 9:21 AM
Unique Property Identifier
Showing Start Date

List Date 5/8/2025
Expiration Date 7/9/2025
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm Yes
Virtual Tour Y/N
Cumulative DOM 0
Cumulative DOMLS
Input Date 5/8/2025 9:21 AM
Update Date 5/8/2025
Off Market Date
Status Date 5/8/2025
HotSheet Date 5/8/2025
Price Date 5/8/2025
Term of Lease
Virtual Tour 3 Label
Previous Status
Owner Name 2
Level of Service Full Service
COO Date
Listing Visibility Type MLS Listing
Price Per SQFT
Mapping
Input Date 5/8/2025 9:21 AM
RESO Universal Property Identifier

DIRECTIONS

Directions Upon exiting highway 35 go west on E 10th Ave until you reach the round about to N A St. Go South on North A until you reach destination.

FEATURES

LOADING DOCK	UTILITIES AVAILABLE	ELECTRICAL	OWNERSHIP
Exterior	Gas	220 Volt	Individual
RAIL	Electric	MISCELLANEOUS FEATURES	SHOWING INSTRUCTIONS

FEATURES

None	City Sewer	Elevator	Call Showing #
OVERHEAD DOORS	FLOORS	Fire Escape	LOCKBOX
None	Carpet	Fire Alarm	SCKMLS
PARKING	Tile	PROPOSED FINANCING	TYPE OF LISTING
Street Parking	Wood	Cash	Excl Right w/o Reserve
ROAD FRONTAGE	HEATING	Other/See Remarks	AGENT TYPE
City Secondary	Steam	TERMS OF LEASE	Designated Sell Agent
LOCATION	COOLING	No Leases	FLOOD INSURANCE
Freestanding	Window Unit	DOCUMENTS ON FILE	Unknown
CONSTRUCTION	TENANT PAID EXPENSES	Aerial Photos	POSSESSION
All Brick	None	Lead Paint	At Closing
SIDEWALL HEIGHT	OWNER PAID EXPENSES	Photographs	
Over 20 Ft	Electricity		
ROOF	Gas		
Asphalt	Water		

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	NA
General Property Taxes	\$3,080.18
General Tax Year	2024
Special Taxes	0.00
Special Tax Year	2024
Special Balance	0.00
Gross Income	
Earnest \$ Deposited With	Meridian Title Company

PUBLIC REMARKS

Public Remarks	Don't miss out on this opportunity to own a piece of Wellington history and undeniably valuable commercial real estate in an unbeatable location! 311 N A St is the prestigious address of what used to be a popular academic institution, and is now ready for an investor's conversion! Whether you would like to put up a private school or have over 96,000 sq. ft. of available space ready for a residential or commercial conversion, then don't pass up the opportunity and come see this listing. This used to be a middle school with complete amenities like an indoor gym, amphitheater, and expansive spaces outdoors. The former school is right by a recreational area with skateparks, baseball and a football field. Consider 311 N A St as a blank canvas ready for a complete makeover into a mixed-use commercial center (even with a cinema and indoor sports arena!) or the newest condo development in this sought-after area of Wellington. You won't get to see this kind of property in the market every day. Don't miss out on this one and call today to schedule a private showing!
----------------	--

MARKETING REMARKS

Marketing Remarks	Don't miss out on this opportunity to own a piece of Wellington history and undeniably valuable commercial real estate in an unbeatable location! 311 N A St is the prestigious address of what used to be a popular academic institution, and is now ready for an investor's conversion! Whether you would like to put up a private school or have over 96,000 sq. ft. of available space ready for a residential or commercial conversion, then don't pass up the opportunity and come see this listing. This used to be a middle school with complete amenities like an indoor gym, amphitheater, and expansive spaces outdoors. The former school is right by a recreational area with skateparks, baseball and a football field. Consider 311 N A St as a blank canvas ready for a complete makeover into a mixed-use commercial center (even with a cinema and indoor sports arena!) or the newest condo development in this sought-after area of Wellington. You won't get to see this kind of property in the market every day. Don't miss out on this one and call today to schedule a private showing!
-------------------	--

PRIVATE REMARKS

Private Remarks	If you have specific questions about this listing please call 316-799-8554. On page 7 of the contract, please put "Matthew Moore and Josh Roy" as the listing agent and SP0053413 as the license number. Seller should read as JOSEPH GALLO. All information deemed reliable, but not guaranteed. Only offers presented with a letter of Prequalification will be presented and reviewed with the seller. Please send Prequalification letter with offers to contracts@royrealestateteam.com . Check with the school district to verify boundaries. All preliminary title work will be ordered from Meridian Title Company of Wichita, the seller prefers to close at Meridian Title Company of Wichita at 144 N Oliver, Wichita, KS 67208, and EM to be deposited with Meridian Title Company of Wichita. https://youtu.be/CuSo-zdgUAM Seller currently lives out of state and requests at least a 24 hour notice for showings. Also proof of funds must be presented before showing will be accepted.
-----------------	---

AUCTION

Type of Auction Sale
Method of Auction
Auction Location
Auction Offering
Auction Date
Auction Start Time
Auction End Date

Auction End Time
Broker Registration Req
Broker Reg Deadline
Buyer Premium Y/N
Premium Amount
Earnest Money Y/N
Earnest Amount %/\$

2 - Open/Preview Date
2 - Open Start Time
2 - Open End Time
3 - Open for Preview
3 - Open/Preview Date
3 - Open Start Time
3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

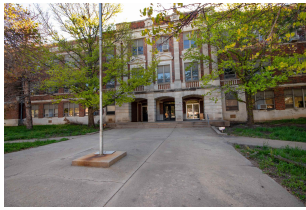
Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N
Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.