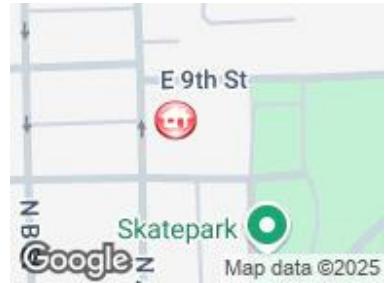


## STANDARD



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 Date	5/8/2025
List Office	Keller Williams Hometown Partners - OFF: 316-665-6799	Expiration Date	7/9/2025
Co-List Agent	Matt Moore	Realtor.com Y/N	Yes
Co-List Office	Keller Williams Hometown Partners - OFF: 316-665-6799	Display on Public Websites	Yes
Showing Phone	888-874-0581	Display Address	Yes
Sale/Lease		VOW: Allow AVM	Yes
Building Size SqFt	50,001 - 100,000	VOW: Allow 3rd Party Comm	Yes
Number of Acres	2.20	Virtual Tour Y/N	
Zoning	General Comm	Cumulative DOM	0
Parcel ID	096-156-14-0-10-08-001.00-0	Cumulative DOMLS	
# of Stories	3	Input Date	5/8/2025 9:21 AM
Apx Gross Building SqFt	8,600,000.00	Update Date	5/8/2025
Apx Net Rentable SqFt		Off Market Date	
Apx Min Available SqFt	86,000.00	Status Date	5/8/2025
Apx Max Contiguous SqFt	86,000.00	HotSheet Date	5/8/2025
Apx Vacant SqFt	86,000.00	Price Date	5/8/2025
Land SqFt	95,832.00	Term of Lease	
Present Use of Bldg	vacant	Virtual Tour 3 Label	
Bldg on Leased Land		Previous Status	
Invest Package Available	No	Owner Name 2	
Year Built	1928	Level of Service	Full Service
Subdivision		COO Date	
Legal	WOODS LM S14 T32 R01W BLK 9 ACRES2.2LTS 87-94 & BEG SW COR LT 92 THE200'S60' W200' N60' TO POB	Listing Visibility Type	MLS Listing
Original Price	\$550,000	Price Per SQFT	
Virtual Tour 2 Label		Mapping	
Virtual Tour 4 Label		Input Date	5/8/2025 9:21 AM
Owner Name		RESO Universal Property Identifier	
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			

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

## FINANCIAL

Assumable Y/N	No
<b>With Financing</b>	
<b>Value Land</b>	
<b>Value Improved</b>	NA
<b>General Property Taxes</b>	\$3,080.18
<b>General Tax Year</b>	2024
<b>Special Taxes</b>	0.00
<b>Special Tax Year</b>	2024
<b>Special Balance</b>	0.00
<b>Gross Income</b>	

**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!

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## 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

<b>Type of Auction Sale</b>
<b>Method of Auction</b>
<b>Auction Location</b>
<b>Auction Offering</b>
<b>Auction Date</b>
<b>Auction Start Time</b>
<b>Auction End Date</b>

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**

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