

# TWO TENANT RETAIL & OFFICE BUILDING IN THE CBD





401-407 N. Waco Ave., Wichita, KS 67202



<b>SALE PRICE:</b>	\$800,000.00
<b>BUILDING SIZE:</b>	4,000 SF
<b>LOT SIZE:</b>	0.48 Acres
<b>YEAR BUILT:</b>	2008
<b>ZONING:</b>	CBD
<b>2023 TAXES:</b>	Generals: \$18,014.92 Specials: \$7.11

## PROPERTY HIGHLIGHTS

- Centrally located office and retail building with door side parking.
- Existing lease in place with Brightstar Care for 1,000 SF.
- Great opportunity for an owner/user with existing income in place.
- Close proximity to US 54 Hwy.

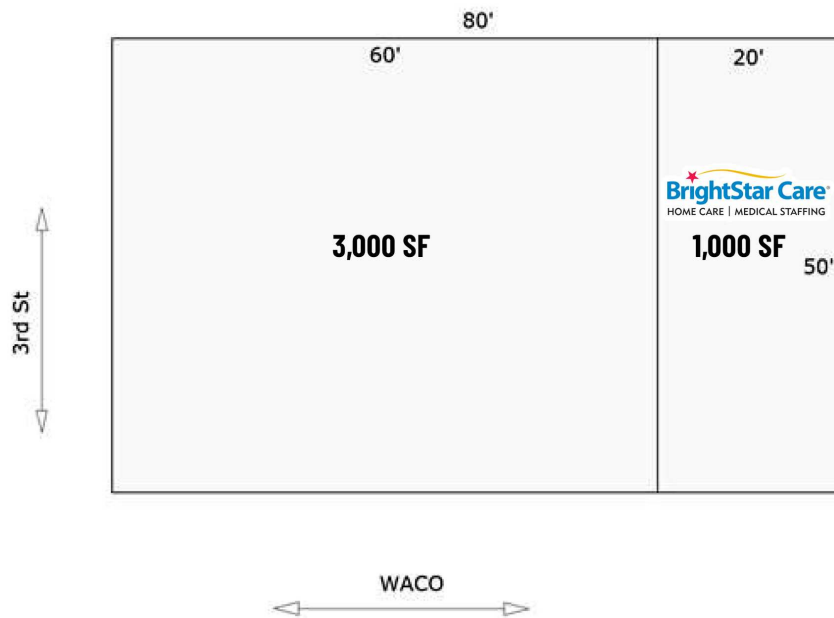
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	11,039	99,419	216,525
 <b>AVG. HH INCOME</b>	\$51,171	\$56,662	\$61,150
 <b>MEDIAN AGE</b>	39	38	38
TRAFFIC COUNTS			
 <b>CENTRAL &amp; WACO</b>	17,660 VPD		



Offered exclusively by: **Krista Lowry** | 316-292-3990 | [klowryracine@weigand.com](mailto:klowryracine@weigand.com)

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