



LANDMARK  
COMMERCIAL



# PROFESSIONAL OFFICE BUILDING WITH 7,500 SF WAREHOUSE FOR SALE

722 E 4TH AVE, HUTCHINSON, KS

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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

SALE PRICE \$249,500

BUILDING SIZE 7,500 SF

## HIGHLIGHTS

- East 4th ave. high traffic
- 3-4 offices, reception area
- Large conference with table
- Spacious area for cubicles
- 4,000 SF of Warehouse & 3,000 SF of Office
- Radiant heat in back warehouse
- Over head door
- Area Neighbors: Dillons, Sonic, NMGI and more!

## DEMOS

	1 MILE	3 MILES	5 MILES
POPULATION	10,553	39,247	45,178
HOUSEHOLDS	4,236	16,598	18,908
AVG HH INCOME	\$55,525	\$72,218	\$76,104





# PHOTOS



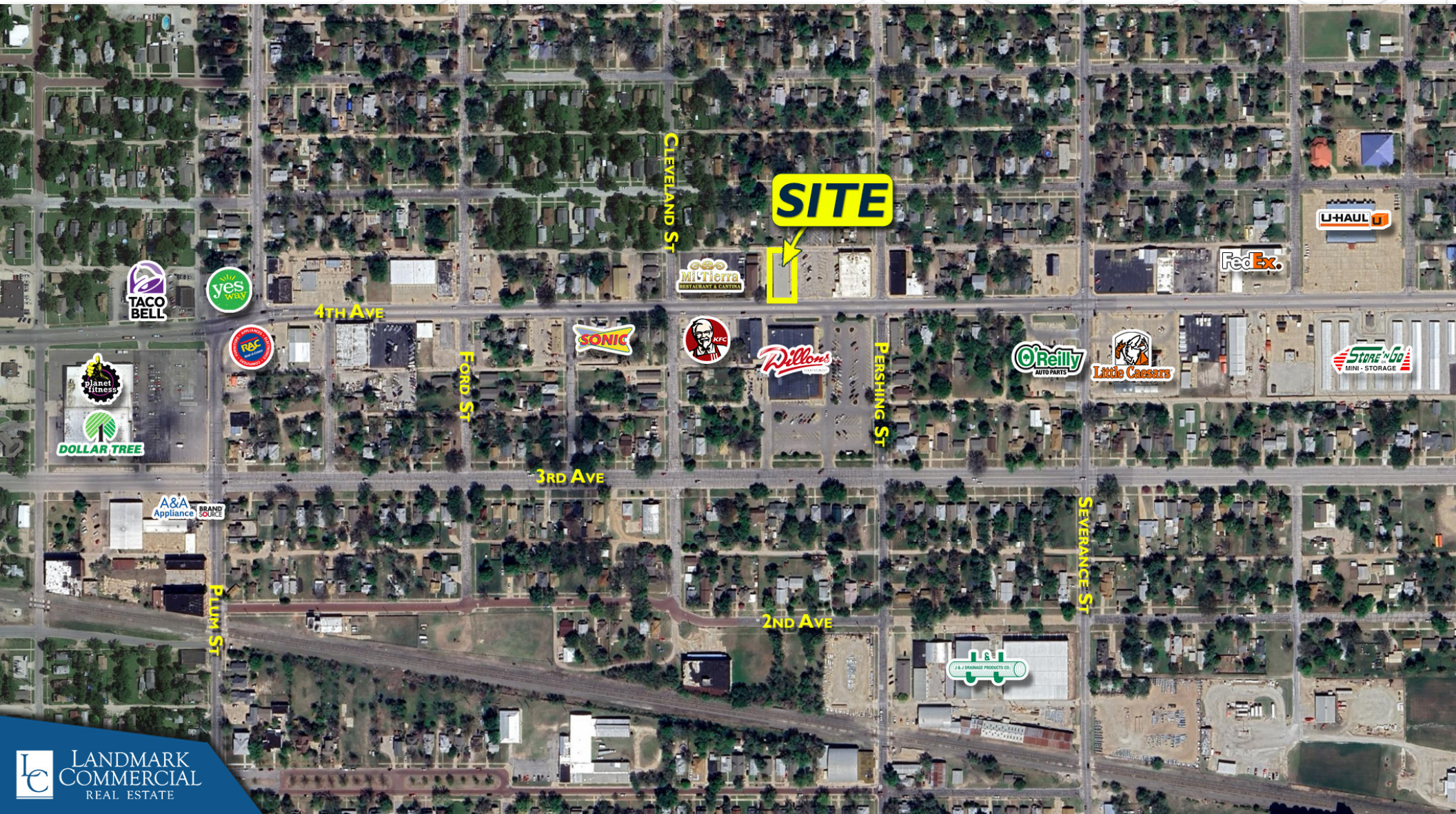


# PHOTOS





# AERIAL



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## LANDMARK COMMERCIAL REAL ESTATE

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For More Information

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## ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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