

FOR SALE

PRICE REDUCED



COMMERCIAL BUILDING WITH EXCESS LAND FOR SALE

524 N Main St, South Hutchinson, KS 67505

PROPERTY INFO

 **SALE PRICE**
~~\$775,000~~ **\$695,000**

 **BUILDING SIZE**
11,348 SF

 **LOT SIZE**
115,434 SF

 **ZONING**
C-2 General Commercial

HIGHLIGHTS

- Motivated seller
- Unique architectural structure with multiple redevelopment options,
- Spacious lobby with high ceilings
- Great redevelopment opportunity with multiple adaptive reuse options
- Hard corner location, ample parking and excess land for expansion or outdoor display
- Easy access to US Highway 50, KS Highway 96 and all of South Central Kansas
- Development incentives possible

CONTACT

DAN UNRUH, CCIM | M 316-650-2081 | danunruh@insitere.com
CURT ROBERTSON | M 316-650-2838 | crobertson@insitere.com

InSite
REAL • ESTATE • GROUP

608 W DOUGLAS AVE, WICHITA KS
INSITERE.COM | 316-618-1100

AREA NEIGHBORS



AREA NEIGHBORS

- Heartland Outdoor
- Dollar General
- FedEx OnSite
- South Central Kansas Library System
- Lawrence Paper Company
- Simply Good Overstocks
- Storage Solutions
- Fts Trailer Sales
- McDonald's
- Kansas Gas Service
- Tiptoes Nail & Spa



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles



AVG. HOUSEHOLD INCOME

\$60,742 \$61,320 \$72,847



POPULATION

3,319 24,384 44,536



TRAFFIC COUNT

Main St: 8,856

CONTACT

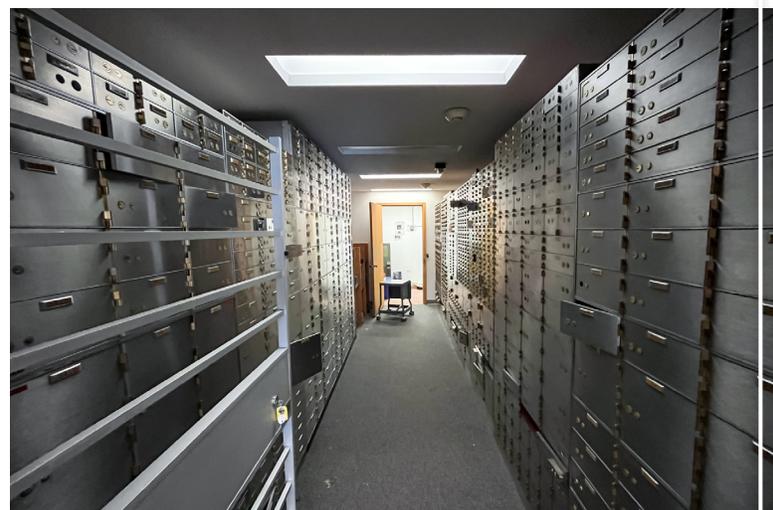
DAN UNRUH, CCIM | M 316-650-2081 | danunruh@insitere.com

CURT ROBERTSON | M 316-650-2838 | crobertson@insitere.com



DAN UNRUH, CCIM | M 316-650-2081 | danunruh@insitere.com
CURT ROBERTSON | M 316-650-2838 | crobertson@insitere.com

InSite
REAL • ESTATE • GROUP



DAN UNRUH, CCIM | M 316-650-2081 | danunruh@insitere.com
CURT ROBERTSON | M 316-650-2838 | crobertson@insitere.com

InSite
REAL • ESTATE • GROUP



Building and parking

Expansion land included



DAN UNRUH, CCIM | M 316-650-2081 | danunruh@insitere.com
CURT ROBERTSON | M 316-650-2838 | crobertson@insitere.com

InSite
REAL • ESTATE • GROUP