

HIGH TRAFFIC RETAIL BUILDING FOR SALE 1,228 SF





2021 E. 4th Ave., Hutchinson, KS 67501



SALE PRICE:	\$115,000.00
BUILDING SIZE:	1,228 SF
LOT SIZE:	0.42 Acres
YEAR BUILT:	1980
ZONING:	C4
2023 TAXES:	Generals: \$2,983.58 Specials: \$106.00

PROPERTY HIGHLIGHTS

- High traffic retail property for sale.
- Former veterinary clinic with crate banks and grooming area.
- Washing tub and showers; animal operating/procedure area.
- Open floor, reception area and retail area.
- Ample paved and covered parking.
- Area Neighbors: Firehouse Cafe, Kroger Corporate Offices, Grandview Park and more.

	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION		3,289	30,353	44,802
 AVG. HH INCOME		\$56,279	\$70,273	\$78,518
 MEDIAN AGE		40	41	42
TRAFFIC COUNTS				
 E. 4TH AVE.		9,000 VPD		



Offered exclusively by: **Maribeth Reimer** | **620-663-4458** | **mreimer@weigand.com**

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