

FORMER POOL HALL

FOR SALE OR LEASE
1940 S. Oliver, Wichita, KS



SALE PRICE
\$2,000,000.00

SITE SIZE
70,613 SF

TAXES
GENERALS: \$12,268.29 | SPECIALS: \$8.89

- 6,400 SF of retail, warehouse & office occupied by current owner with possible lease-back opportunity.

ZONING
LIMITED COMMERCIAL

BUILDING SIZE
22,400 SF

YEAR BUILT
1969

LEASE RATE
\$2,000.00/MO., GROSS

AVAILABLE SPACE
16,000 ± SF

- All game revenue is shared by tenant and landlord.

CEILING HEIGHT
13' IN RETAIL FOR LEASE
16' IN OCCUPIED WAREHOUSE

PROPERTY HIGHLIGHTS

- This property is a former grocery store and has been a pool hall since 1990.
- Equipped with 30+ pool tables and other games.
- Includes a partial kitchen equipped with wash sinks, refrigerator, and 6' refrigerated prep table.
- Dock high door in rear of building and an outside double door.
- Ample parking that was resurfaced in 2019.

DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES



AVG. HH INCOME

\$51,086 \$60,462 \$62,978



MEDIAN AGE

33.4 32.7 33.7



TRAFFIC COUNTS
31,809 VPD AT OLIVER & HARRY



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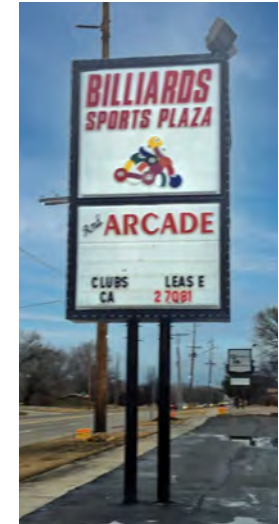
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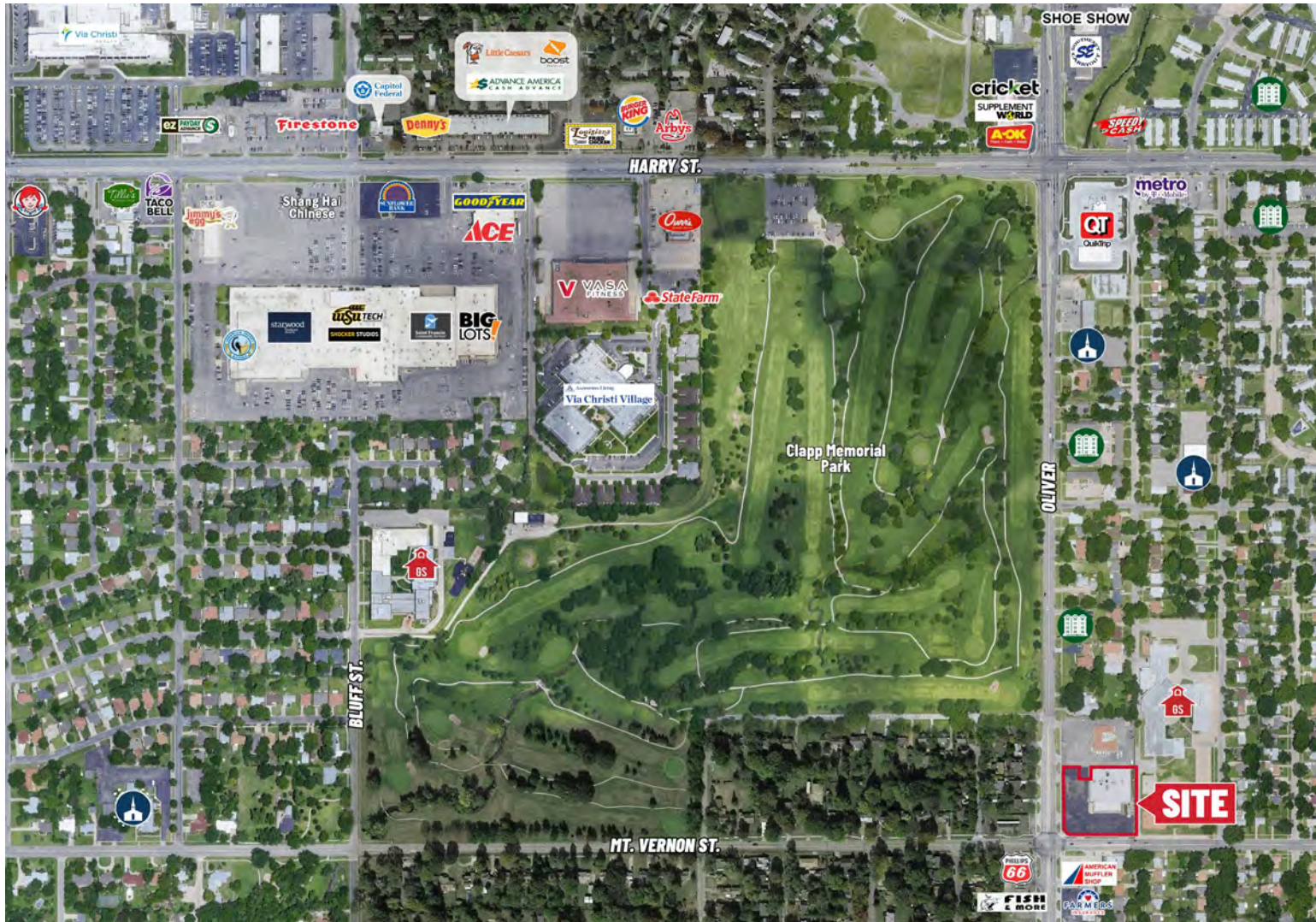
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