

# FOR SALE



## CENTRAL AND WASHINGTON FLEX BUILDING WITH LOT

1001 E Central Ave, Wichita, KS 67214 

### PROPERTY INFO

 **SALE PRICE**  
\$595,000

 **BUILDING SIZE**  
6,930 SF

 **LOT SIZE**  
12,914 SF

 **ZONING**  
Limited Commercial

 **2023 TAXES**  
\$11,317.58

### HIGHLIGHTS

- Each suite can be leased separately or together:
  - Suite 1 | 2,128 SF | \$1,000/Month
  - Suite 2 | 4,802 SF | \$4,500/Month
  - Combined | 6,930 SF | \$5,500/Month
  - Modified Gross
- Multiple layout options
- 12 ft overhead doors
- Includes adjacent fenced lot
- Hard corner
- Highly visible

### CONTACT

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# AREA NEIGHBORS



## AREA NEIGHBORS

- QuikTrip
- Pella Windows & Doors of Wichita
- House of Sharp
- Desert Steel
- Mr. Rooter Plumbing
- Meineke Car Care Center
- X-Treme Automotive L.L.C.
- Truck Stuff, Inc.
- Euro-Tech Saab
- Progressive Car Insurance
- Bikers Edge Powersports
- B&C Barbeque
- River City Brewing Company
- Lotus Leaf Cafe
- Cargill
- Shelden Architecture Inc
- Expert Auto Center
- Cocoa Dolce Chocolates

## DEMOGRAPHICS

3 mile radius

## DAYTIME POPULATION

123,393

## NO. OF BUSINESSES

5,736

## TRAFFIC COUNT

Central Ave: 18,554  
Washington: 23,895

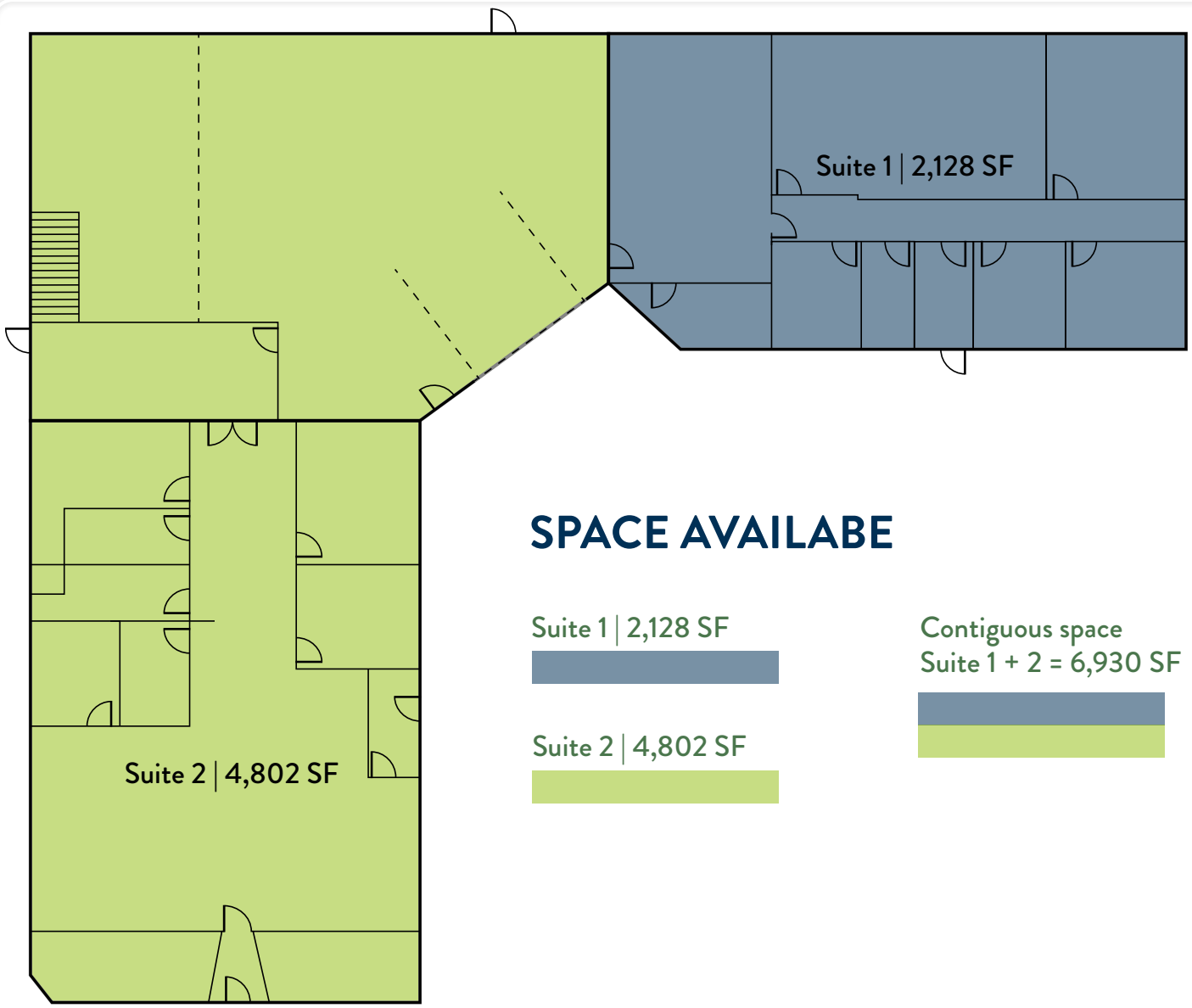
## YOUTUBE VIDEO LINK



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### SPACE AVAILABE

Suite 1 | 2,128 SF

Suite 2 | 4,802 SF

Contiguous space  
Suite 1 + 2 = 6,930 SF

CENTRAL AVE



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