

WEIGAND

AUCTION

MULTI-TENANT RETAIL BUILDING WITH APARTMENTS ON TOP FLOOR

202 W. Main St., Valley Center, Kansas 67147 | Sedgwick County

ONLINE ONLY Register & Bid Online at WeigandAuctions.com

Bidding Ends Thursday, July 2, 2026 @ 2:00 PM, CT



SITE

ABSOLUTE

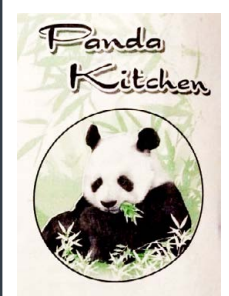
Property outlines are estimated.

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eigand Auction is excited to present this multi-tenant investment opportunity in Valley Center, Kansas that features two retail suites and the option to finish the second floor for apartments.

Recent updates, including a new roof, fresh paint, and new windows, position the building for immediate use and future growth. As a cornerstone property on Main Street, it benefits from strong visibility and a central location, making it an excellent opportunity for entrepreneurs, investors, or owner-operators seeking to establish a business while expanding their real estate holdings.

AREA NEIGHBORS INCLUDE



H&R BLOCK



Paw Prints
Pet Supply & Bath



FOR MORE DETAILS, VISIT
WEIGANDAUCTIONS.COM
OR **SCAN** THE QR CODE.



Weigand Real Estate – Auction

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Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com



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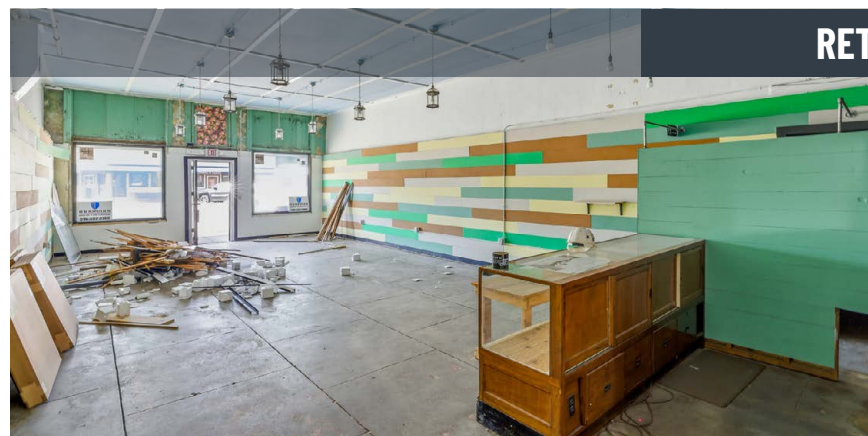
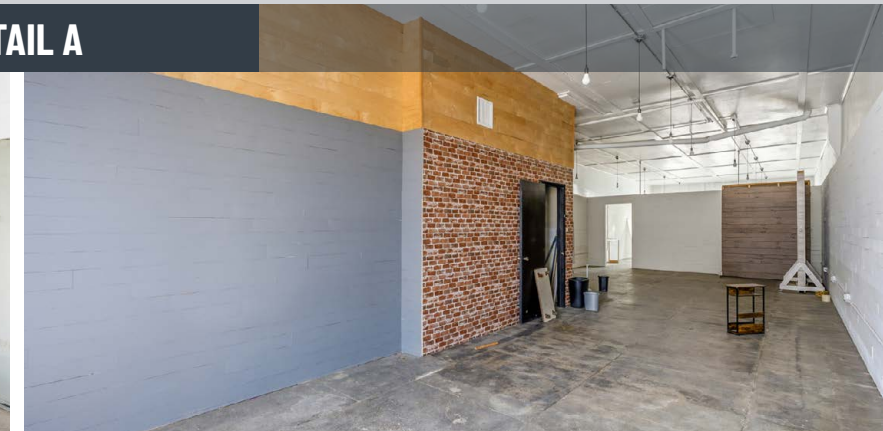
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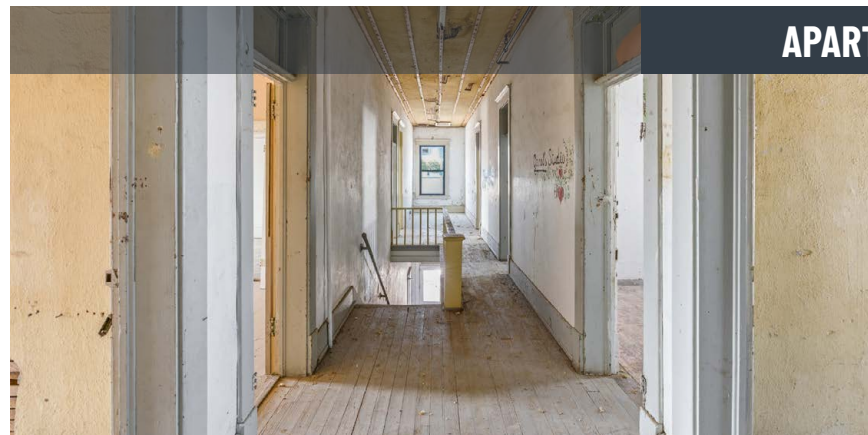
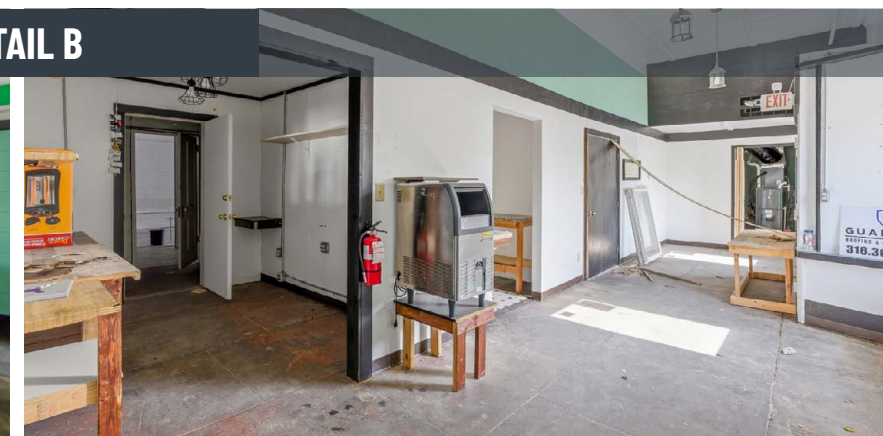
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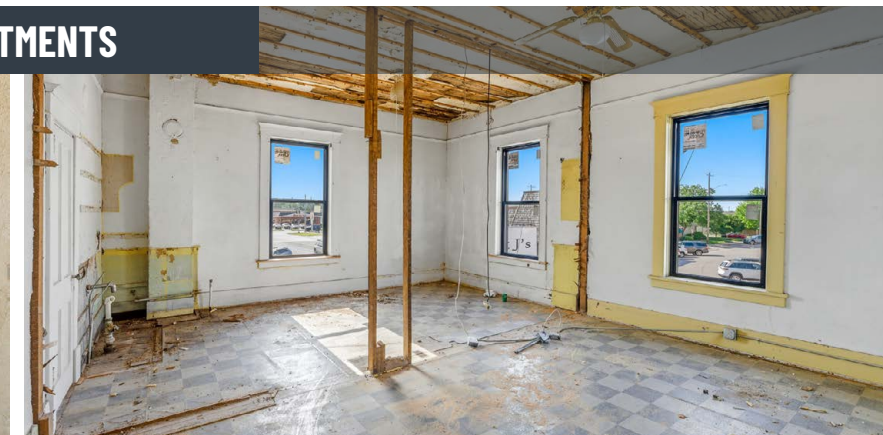
RETAIL A



RETAIL B



APARTMENTS



LOT SIZE 4,404± SF

BUILDING SIZE 7,986± SF

YEAR BUILT 1920

2025 TAXES

Generals: \$6,484.92

Specials: \$100.00

ZONING
General Commercial

TRAFFIC COUNTS
6,278 VPD @ Main & Meridian

PROPERTY HIGHLIGHTS

- Flexible commercial space with prime exposure in the heart of Valley Center.
- Excellent visibility for retail, office, or service-oriented businesses, with additional residential income potential.
- Investment opportunity in a growing community with convenient access to the I-135 corridor.
- Selling Absolute — No Minimum, No Reserve.

SCAN TO REGISTER & BID ONLINE



DEMOGRAPHICS

 **23,819**
Population
(5 Miles)

 **\$103,696**
Avg. HH Income
(5 Miles)

 **38.2**
Median Age
(5 Miles)

 **566**
Total Businesses
(5 Miles)



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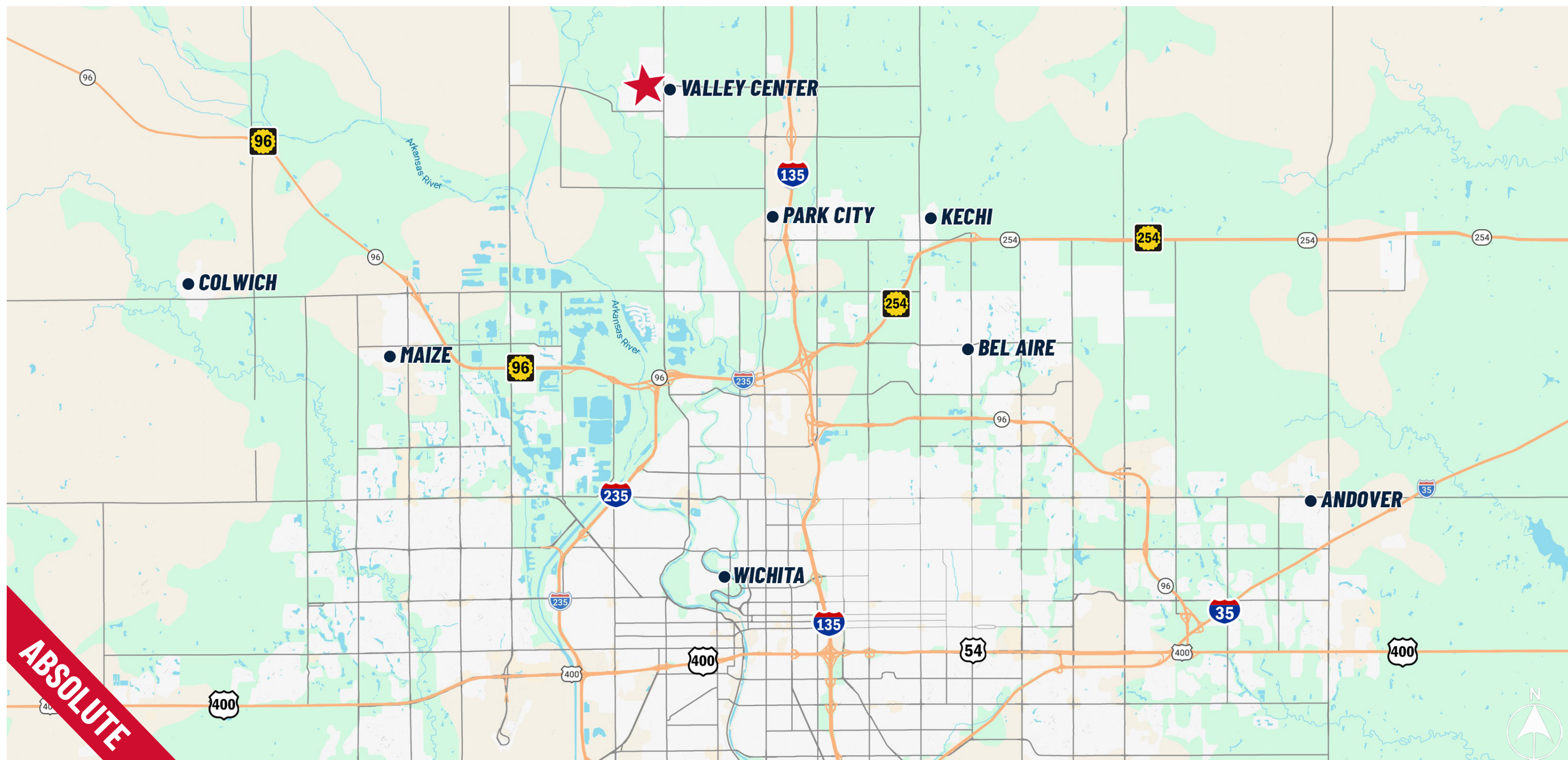
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