



DERBY RETAIL INVESTMENT OPPORTUNITY

FOR SALE 421-423 E. MADISON AVE., DERBY, KS 67037



BUILDING SALE PRICE

\$310,000.00

TAXES 2024

GENERALS: \$5,316.78

SPECIALS: \$62.50

BUILDING SIZE

2,400 SF

SITE SIZE

9,378 SF

YEAR BUILT

1968

ZONING

B-4

TRAFFIC COUNTS



APPROX. 8,164 VPD ALONG MADISON AVE.

APPROX. 21,547 VPD AT MADISON AVE. & K-15

PROPERTY HIGHLIGHTS

- Three flex rooms, a break room and a storage area.
- Building can be demised into two spaces for owner use and leasing.
- Two HVAC systems.
- Street and building signage.
- Front and rear parking with improved pavement.
- Great visibility and easy access from K-15/Baltimore.
- Close proximity to Madison Avenue Central Park, Derby City Hall and Westview Retirement Center.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,801	28,077	51,526
AVG. HH INCOME	\$88,889	\$103,502	\$95,281
MEDIAN AGE	37.2	37.7	37.5

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WEIGAND
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INTERIOR PHOTOS



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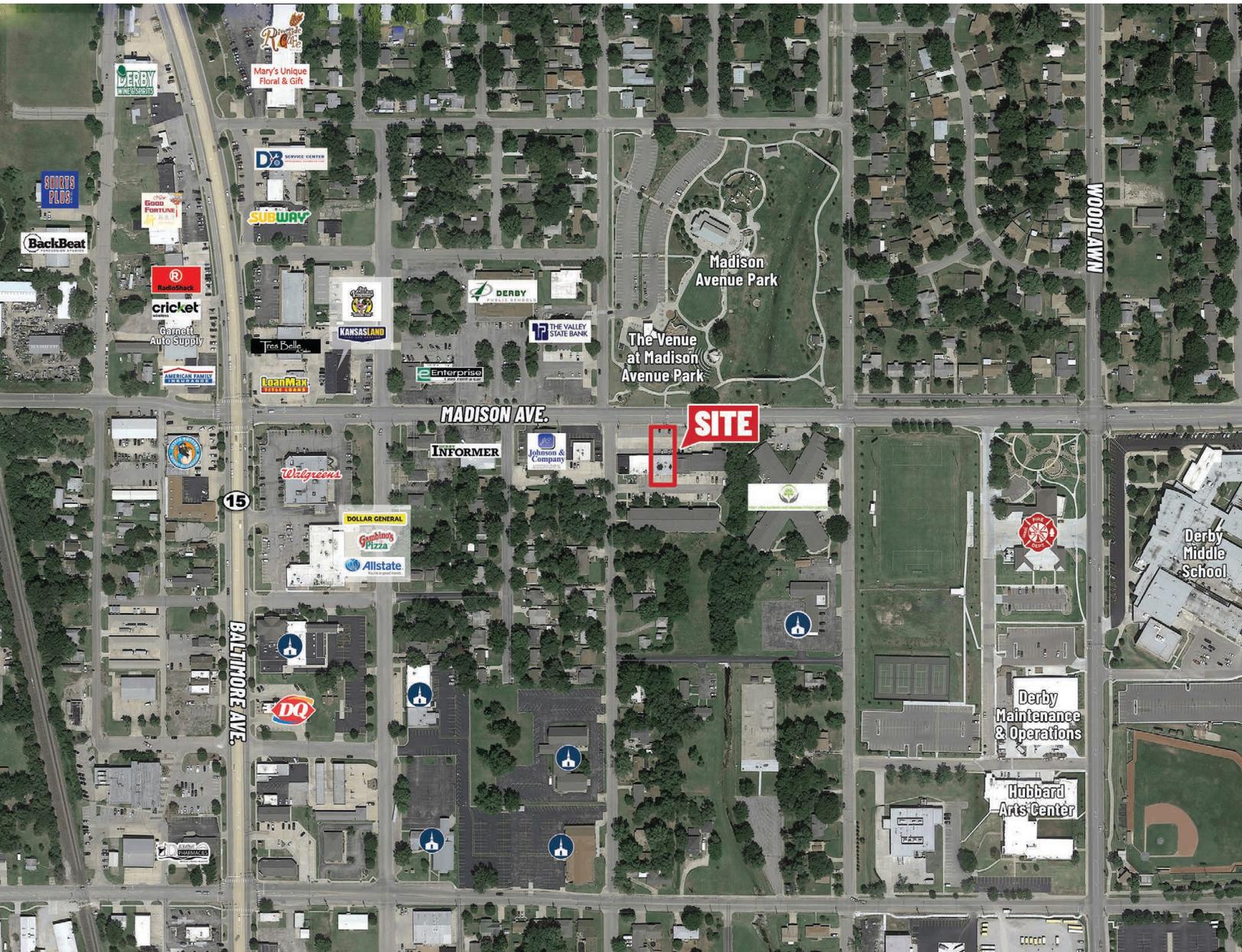
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AERIAL VIEW



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