DERBY RETAIL INVESTMENT OPPORTUNITY
FOR SALE 421-423 E. MADISON AVE., DERBY, KS 67037
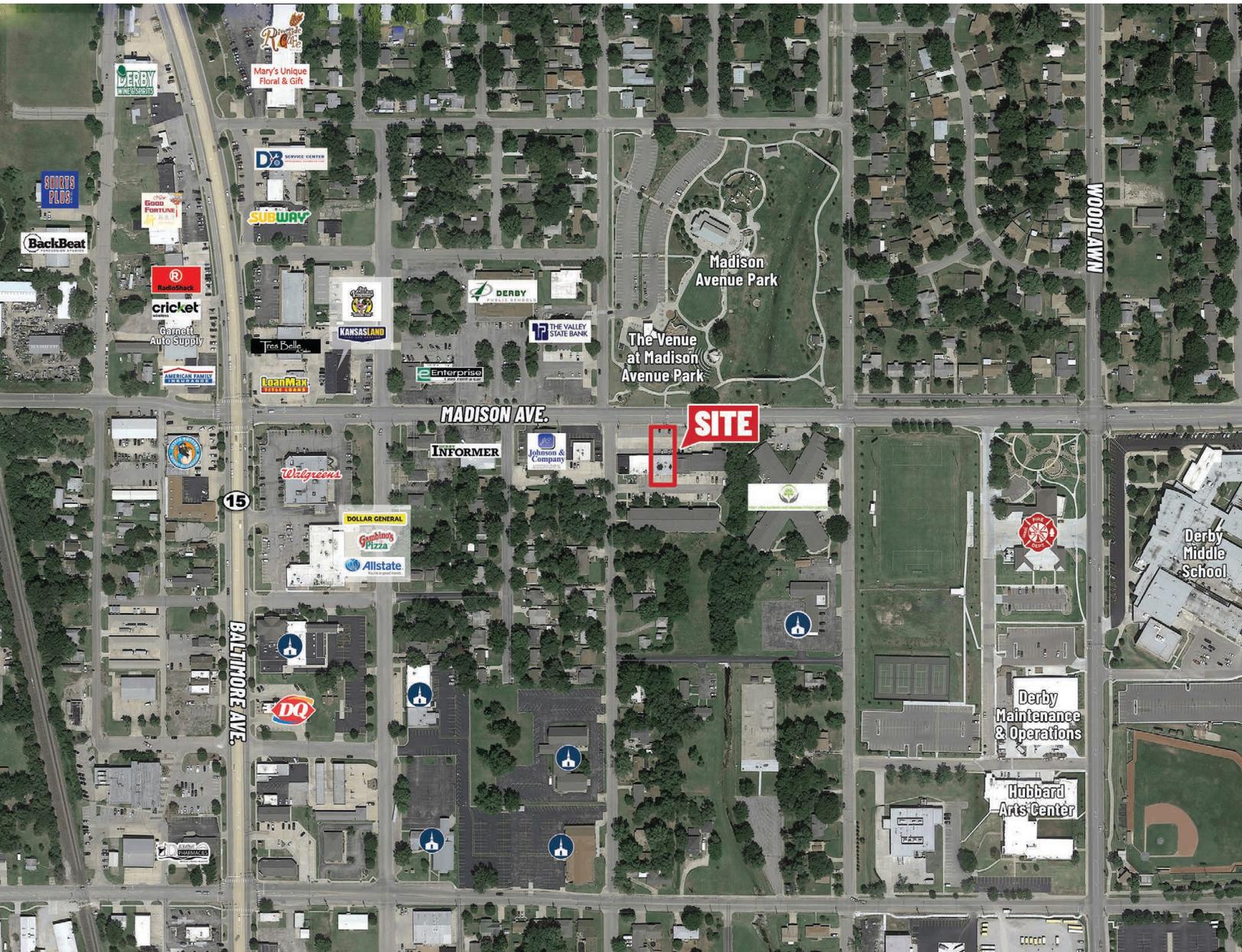
BUILDING SALE PRICE

$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

INTERIOR PHOTOS

AERIAL VIEW

EST. 1902
WEIGAND
REAL ESTATE

Mark Schroeder | 316-292-3946 | mschroeder@weigand.com

Weigand Real Estate – Commercial
Office: 316-262-6400
WeigandCommercial.com