

PROPERTY INFORMATION PACKET

THE DETAILS



522 N. 8th St. / Salina, KS 67401

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



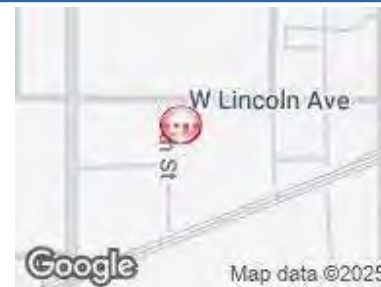
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PROPERTY DETAIL PAGE
TAXES
PROPERTY REPORT CARD
AERIAL MAP

STANDARD



MLS # 662164
Status Active
Contingency Reason
Property Type Commercial Service
Address 522 N 8th St
Address 2
City Salina
State KS
Zip 67401
County Saline
Area SCKMLS
Asking Price \$425,000
Class Commercial/Ind/Bus
For Sale/Auction/For Rent For Sale
Associated Document Count 0
Picture Count 12



GENERAL

List Agent Braden McCurdy - OFF: 316-683-0612
List Office McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent
Co-List Office
Showing Phone 785-822-7780
Sale/Lease
Building Size SqFt 5,001 - 10,000
Number of Acres 0.48
Zoning Limited Ind
Parcel ID 085-081-12-0-20-002.00
of Stories 1
Apx Gross Building SqFt 7,400.00
Apx Net Rentable SqFt
Apx Min Available SqFt 7,400.00
Apx Max Contiguous SqFt 5,000.00
Apx Vacant SqFt 0.00
Land SqFt 20,700.00
Present Use of Bldg Automotive
Bldg on Leased Land
Invest Package Available No
Year Built 1998
Subdivision
Legal
Original Price \$425,000
Term of Lease
Virtual Tour 3 Label
Previous Status
Owner Name 2
Tax Revitalization Project Y/N N
Sign On Property Y/N Y
Apx Office SqFt
Apx Warehouse SqFt
Level of Service Full Service
Present Use
On Market Date
Doc Manager 0
Geocode Quality Exact Match
Sold Price Per SQFT
Tax ID
Update Date 11/17/2025 9:40 AM
Unique Property Identifier
Showing Start Date
Floor Plans Update Date

List Date 9/16/2025
Expiration Date 3/6/2026
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm No
Virtual Tour Y/N
Days On Market 62
Cumulative DOM 62
Cumulative DOMLS
Input Date 9/19/2025 11:20 AM
Update Date 11/17/2025
Off Market Date
Status Date 9/19/2025
HotSheet Date 9/19/2025
Price Date 9/19/2025
BusinessName
Virtual Tour 2 Label
Virtual Tour 4 Label
Owner Name
of Restrooms 1
FIPS Code
Apx Industrial SqFt 6500
Apx Retail SqFt
BasementYN N
Great Plains Navica
Possible Use
COO Date
Listing Visibility Type MLS Listing
Price Per SQFT
Mapping
Input Date 9/19/2025 11:20 AM
RESO Universal Property Identifier
Floor Plans Count 0

DIRECTIONS

Directions From 9th St and Broadway, Salina - S. on 9th St, E. on Lincoln, S. on 8th St to property.

FEATURES

LOADING DOCK None	UTILITIES AVAILABLE Gas Electric City Water	ELECTRICAL 110 Volt 220 Volt	TYPE OF LISTING Excl Right w/o Reserve
RAIL None		MISCELLANEOUS FEATURES Auto Lift	AGENT TYPE Sellers Agent
OVERHEAD DOORS 3	FLOORS Concrete Slab	PROPOSED FINANCING Sell in Entirety	FLOOD INSURANCE Unknown
PARKING Parking to 10	HEATING Gas	TERMS OF LEASE No Leases	POSSESSION At Closing
ROAD FRONTAGE City Arterial	COOLING Window Unit	DOCUMENTS ON FILE None	SPECIAL FEATURES/HANDICAP Other
LOCATION Corner Lot	TENANT PAID EXPENSES Electricity Gas Janitorial	OWNERSHIP Individual	CEILING HEIGHT 11-15 feet
CONSTRUCTION Concrete-Block	OWNER PAID EXPENSES Mechanical Repairs Real Estate Taxes	SHOWING INSTRUCTIONS Call List Agent/Office	PRESENT USE Auto Repair-Specialty
SIDEWALL HEIGHT 11 Ft to 13 Ft		LOCKBOX None	
ROOF Other/See Remarks			

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	N
General Property Taxes	\$3,145.44
General Tax Year	2024
Special Taxes	0.00
Special Tax Year	2024
Special Balance	0.00
Gross Income	
Earnest \$ Deposited With	Land Title Company

PUBLIC REMARKS

Public Remarks	Great opportunity to purchase a 7,400 SF, longtime established automotive repair business in downtown Salina!!! These are two great buildings on a large corner lot, with a substantial amount of additional concrete, providing excellent parking area. All equipment including 3 car lifts, remains and transfers to new buyers. The only items that do not transfer are a few personal tools and tool boxes. You are getting not just a building but the key components for a thriving automotive repair business with established history. All information deemed reliable but not guaranteed.
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MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks	No lock box due to this being an ongoing business. Please call listing agent Terry Zimmer for showings. 785-822-7780
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AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Auction End Date	2 - Open Start Time
Auction End Time	2 - Open End Time
Broker Registration Req	3 - Open for Preview
Broker Reg Deadline	3 - Open/Preview Date
Buyer Premium Y/N	3 - Open Start Time
Premium Amount	3 - Open End Time
Earnest Money Y/N	
Earnest Amount %/\$	

TERMS OF SALE

Terms of Sale

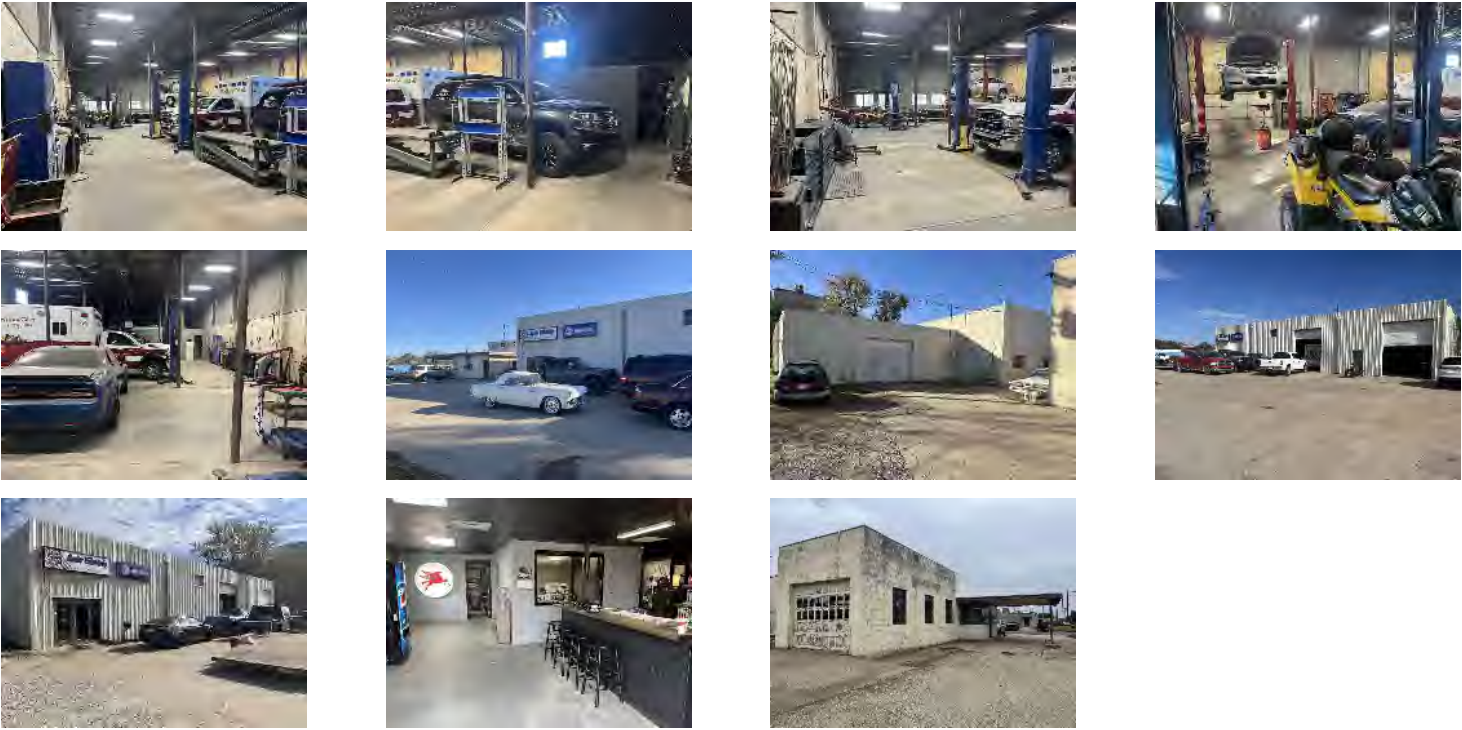
PERSONAL PROPERTY

Personal Property

SOLD

Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N
Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES



DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2025 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



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Tax Detail

< Saline County Tax Search









Property Owner	Property Address	Parcel Number	Legal Description
WENDT RANDALL & DEBRA <i>AA20W WENDT</i>	522 N 8TH ST	081-12-0-20-28- 002-00-0	CALKIN'S ADD, S12, T14, R3, BLOCK 4, LTS 1-7 INCL & 5 VAC ALY ADJ SD LTS

Tax ID	Sec-Twp- Rng	Sub	Blk	Lot	Parcel Classes
03875	12-14-3	CALKIN'S ADD	4		

AA

RJ DW

Year	Tax Unit	USD	Asd Value	Mill Levy	Tax Distribution	Taxed	Paid	Delinquent	Book/ Page
2024	1	305	\$226 01	\$139. 17		\$314 5.44	\$314 5.44	0	0382/ 0654
2023	1	305	\$305 76	\$138. 31		\$422 8.82	\$422 8.82	0	0382/ 0654
2022	1	305	\$350 00	\$135. 72		\$475 0.28	\$475 0.28	0	0382/ 0654
2021	1	305	\$338 10	\$138. 70		\$468 9.42	\$468 9.42	0	0382/ 0654
2020	1	305	\$400 60	\$140. 33		\$562 1.74	\$562 1.74	0	0382/ 0654
2019	1	305	\$330 75	\$140. 31		\$464 0.70	\$464 0.70	0	0382/ 0654

AW DWRW

Parcel Search Print

Property Record Card

Quick Ref : R4183

Tax Year : 2026

Parcel ID :

OWNER NAME AND ADDRESS

Owner Name WENDT RANDALL & DEBRA
Owner Address 522 N 8TH ST SALINA, KS 67401-1938



PROPERTY SITUS ADDR / TRACT DESC

Property Address 522 N 8TH ST, Salina, KS 67401
Legal Description CALKIN'S ADD, S12, T14, R3, BLOCK 4, LTS 1-7 INCL & 5 VAC ALY ADJ SD LTS



MARKET LAND INFORMATION

Method Sqft
Type Primary Site - 1
ACSF 20700
Eff FF 0
Depth 0

GENERAL PROPERTY INFORMATION

Property Class	Living Units	Zoning	Neighborhood	Map / Routing	Tax Unit Group
Commercial & Industrial	0		507	086	001

CURRENT APPRAISED VALUE

Class	Land	Building	Total
C	26,600.00	51,220.00	77,900.00
Total:	26,680.00	51,220.00	77,900.00

PREVIOUS APPRAISED VALUE

Class	Land	Building	Total
C	19,310.00	71,090.00	90,400.00
Total:	19,310.00	71,090.00	90,400.00

AW DW

RW

Property Record Card

Quick Ref: R4183

Tax Year: 2026

Parcel ID:

DWELLING INFORMATION

Qualit y	Year Build/ Est	Eff Year	Ms Style	LBCS Struct ure	No. Of Units	Total Living Area	Calcul ated Area	Main Floor Living Area	Upper Floor Living Area	Phys/ Func/ Econ	Ovr Pct Gd	Remo del Year	Pct Compl ete	Pct Comm ents	Asses sment Class	Mu CL 1/2/3

AGRICULTURAL LAND DETAILS

Type	Acres	Soil Unit	Irr Type	Well Depth	Acres Feet	Fl/Acro

COMP SALES INFORMATION

Arch Style	Basem ent Type	Total Rooms	Family rooms	Bedro oms	Full Baths	Half Baths	Garag e Capaci ty	Found ation Type

AGRICULTURAL LAND SUMMARY

DR Acres	IR Acres	HG Acres	TG Acres	Total Ag Acres
0.00	0.00	0.00	0.00	0.00

RESIDENTIAL COMPONENT

Component	Units	Pct	Quality	Year Added

OTHER BUILDING IMPROVEMENTS

MS Cls	Rank	Qty	LBCS	Stories	Yr Blt	Eff Yr	Area	Perim	Hgt	Length	Width	Phys	Func	Econ	Ovr Pct Gd	RCN	Pct Gd

MANUFACTURED HOMES

Res Type	Style	Year	Eff Year	Quality	LBCS Struct	Width	Length	CDU	Physi/Func/Ec on

MANUFACTURED HOUSING COMPONENTS

Code	Units	Pct	Quality	Year

PARCEL BASED OTHER BUILDING IMPROVEMENTS

SITE IMPROVEMENTS

Occup ancy	MS Class	Rank/ Qualit y	Quant ity	LBCS Struc	Year Blt	Eff Year	Assmt class	Area	Perime ter	Wall Height	Length	Width	Storie s	Physic al Condit ion	Func tional	Econo mic	OVR%
Site Improv ements	C	Averag e	1		1930	0		10	0	8	0	0	1	FR	Poor		0

AW, DW

RW

Property Record Card

Quick Ref : R4183

Tax Year : 2026

Parcel ID :

SITE IMPROVEMENTSIMPROVEMENT COMPONENTS

Description	Units	Percent	Area	Other Units	Rank	Year Add
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SITE IMPROVEMENTS

Occupancy	MS Class	Rank/Quality	Quantity	LBCS Struc	Year Blt	Eff Year	Assmt class	Area	Perimeter	Wall Height	Length	Width	Stories	Physical Condition	Functional	Economic	OVR%
Site Improvements	C	Average	1		1978	0		10	0	8	0	0	1	FR	Fair		0

SITE IMPROVEMENTSIMPROVEMENT COMPONENTS

Description	Units	Percent	Area	Other Units	Rank	Year Add
-------------	-------	---------	------	-------------	------	----------

SITE IMPROVEMENTS

Occupancy	MS Class	Rank/Quality	Quantity	LBCS Struc	Year Blt	Eff Year	Assmt class	Area	Perimeter	Wall Height	Length	Width	Stories	Physical Condition	Functional	Economic	OVR%
Site Improvements	C	Average	1		1998	0		10	0	8	0	0	1	Normal /AV	Normal /Average		0

SITE IMPROVEMENTSIMPROVEMENT COMPONENTS

Description	Units	Percent	Area	Other Units	Rank	Year Add
-------------	-------	---------	------	-------------	------	----------

COMMERCIAL BUILDING INFORMATION

COMMERCIAL BUILDING INFORMATION

lbc structure code 2281 Auto repair garage
bldg no & name 1 R & A AUTO ELECTRIC
Identical units 1
no. of unit 0
unit type:

IMPROVEMENT COST SUMMARY

building rcn 509800
building value 280390
other Impr rcn 50810
other Impr value 19500

APARTMENT DATA

	1	2	3	4	5	6	7	8
units:	0	0	0	0	0	0	0	0
br type:								
baths:								

CALCULATED VALUES

cost land	cost building	cost total	income value	market value	mra value
34000	325310	359310	77900	0	0

Aut. Dev.

Ric

Property Record Card

Quick Ref : R4183

Tax Year : 2026

Parcel ID :

COMMERCIAL BUILDING SECTION

SECTION 1

mscls/rank	year build	eff year	levels	stories	area	perim	height
C/2.00	1978	0	01/01	0	4032	276	16
phys/fun c/econ	ovr %	rsn	net area	inc use	rcn	% gd	
3/3/	0		4032	047	332751	55	

SECTION 1 COMMERCIAL BUILDING SECTION BASEMENT

mscls	rank	levels	area	perim	height
-------	------	--------	------	-------	--------

SECTION1 COMPONENTS

code	code desc	units	pct	size	other	rank	year
812	Concret e Block	0	50	0	0		0
621	Radiant Space Heaters	0	75	0	0		0
612	Warmed and Cooled Air	0	25	0	0		0
916	Single - Metal on Steel Frame	0	50	0	0		0

SECTION 2

mscls/rank	year build	eff year	levels	stories	area	perim	height
C/2.00	1940	0	01/01	0	2360	139	12
phys/fun c/econ	ovr %	rsn	net area	inc use	rcn	% gd	
3/3/	0		2360	045	177047	55	

SECTION2 COMPONENTS

code	code desc	units	pct	size	other	rank	year
812	Concret e Block	0	100	0	0		0
606	Space Heater	0	100	0	0		0

SECTION 2 COMMERCIAL BUILDING SECTION BASEMENT

mscls	rank	levels	area	perim	height
-------	------	--------	------	-------	--------

COMMERCIAL BUILDING INFORMATION

COMMERCIAL BUILDING INFORMATION

fbcs structure code 2280 Automobile repair and service structures
bldg no & name 2 CARB SHOP
identical units 1
no. of unit 0
unit type:

IMPROVEMENT COST SUMMARY

building rcn 101690
building value 25420
other impr rcn 0
other impr value 0

APARTMENT DATA

	1	2	3	4	5	6	7	8
units:	0	0	0	0	0	0	0	0
br type:								
baths:								

CALCULATED VALUES

AW, DW

RW

Property Record Card

Quick Ref: R4183

Tax Year: 2026

Parcel ID:

cost land	cost building	cost total	income value	market value	mra value
34000	325310	359310	77900	0	0

COMMERCIAL BUILDING SECTION

SECTION 1

mscls/rank	year build	eff year	levels	stories	area	perim	height
C/1.67	1930	0	01/01	0	368	60	9
phys/fun c/econ	ovr %	rsn	net area	inc use	rcn	% gd	
2/2/	0		368	047	47111	25	

SECTION1 COMPONENTS

code	code desc	units	pct	size	other	rank	year
812	Concret e Block	0	100	0	0		0
606	Space Heater	0	100	0	0		0
8086	Canopy, Retail Steel Frame	280	0	0	0		0

SECTION 1 COMMERCIAL BUILDING SECTION BASEMENT

mscls	rank	levels	area	perim	height
-------	------	--------	------	-------	--------

SECTION 2

mscls/rank	year build	eff year	levels	stories	area	perim	height
C/1.67	1930	0	01/01	0	576	82	14
phys/fun c/econ	ovr %	rsn	net area	inc use	rcn	% gd	
2/2/	0		576	047	54575	25	

SECTION2 COMPONENTS

code	code desc	units	pct	size	other	rank	year
812	Concret e Block	0	100	0	0		0
606	Space Heater	0	100	0	0		0

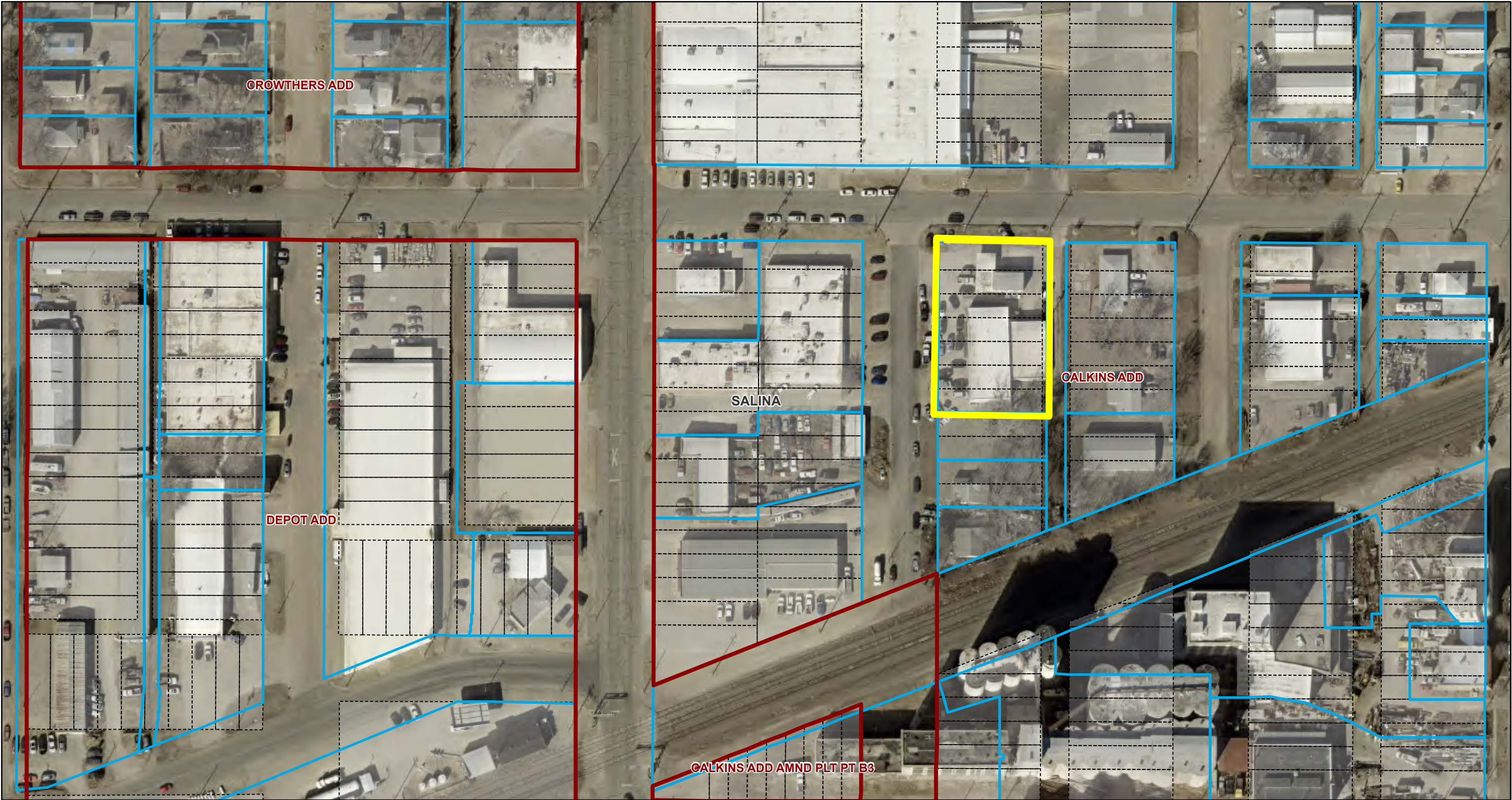
SECTION 2 COMMERCIAL BUILDING SECTION BASEMENT

mscls	rank	levels	area	perim	height
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AW, DCO

RW

522 N. 8th St Salina, KS - Aerial Map



11/14/2025, 4:29:14 PM

- Subdivisions
- Parcels
- Lots
- Saline County

1:1,559

00.010.030.06

mi

00.020.040.09

km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

11/14/2025