

PROPERTY INFORMATION PACKET

THE DETAILS

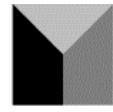


522 N. 8th St. / Salina, KS 67401

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



McCurdy
REAL ESTATE & AUCTION



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Table of Contents

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 Date	9/16/2025
List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	3/6/2026
Co-List Agent		Realtor.com Y/N	Yes
Co-List Office		Display on Public Websites	Yes
Showing Phone	785-822-7780	Display Address	Yes
Sale/Lease		VOW: Allow AVM	Yes
Building Size SqFt	5,001 - 10,000	VOW: Allow 3rd Party Comm	No
Number of Acres	0.48	Virtual Tour Y/N	
Zoning	Limited Ind	Days On Market	62
Parcel ID	085-081-12-0-20-002.00	Cumulative DOM	62
# of Stories	1	Cumulative DOMLS	
Apx Gross Building SqFt	7,400.00	Input Date	9/19/2025 11:20 AM
Apx Net Rentable SqFt		Update Date	11/17/2025
Apx Min Available SqFt	7,400.00	Off Market Date	
Apx Max Contiguous SqFt	5,000.00	Status Date	9/19/2025
Apx Vacant SqFt	0.00	HotSheet Date	9/19/2025
Land SqFt	20,700.00	Price Date	9/19/2025
Present Use of Bldg	Automotive	BusinessName	
Bldg on Leased Land		Virtual Tour 2 Label	
Invest Package Available	No	Virtual Tour 4 Label	
Year Built	1998	Owner Name	
Subdivision		# of Restrooms	1
Legal		FIPS Code	
Original Price	\$425,000	Apx Industrial SqFt	6500
Term of Lease		Apx Retail SqFt	
Virtual Tour 3 Label		BasementYN	N
Previous Status		Great Plains Navica	
Owner Name 2		Possible Use	
Tax Revitalization Project Y/N	N	COO Date	
Sign On Property Y/N	Y	Listing Visibility Type	MLS Listing
Apx Office SqFt		Price Per SQFT	
Apx Warehouse SqFt		Mapping	
Level of Service	Full Service	Input Date	9/19/2025 11:20 AM
Present Use		RESO Universal Property Identifier	
On Market Date		Floor Plans Count	0
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			

DIRECTIONS

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

FEATURES

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

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

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

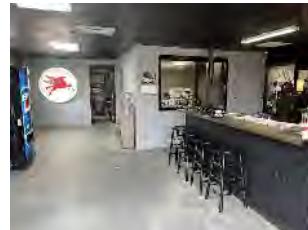
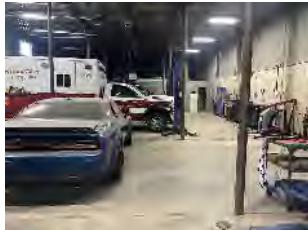
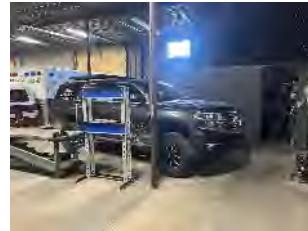
PERSONAL PROPERTY

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.

[Back To: County Treasurer | Treasurer Tax Search | Treasurer Tax Detail](#)

Tax Detail

◀ Saline County Tax Search



Property Owner	Property Address	Parcel Number	Legal Description
WENDT RANDALL & DEBRA <i>AA29WENDT</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		

*AN**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

ANW DW

REJ

Parcel Search Print

Property Record Card

Quick Ref: R4183

Tax Year: 2026

ParcelID:



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	26,680.00	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

ANW 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 Area	Calcul ated Area	Main Floor Living Area	Living Area Pct	Upper Floor Living Area	CDU	Phys/ Func/ Econ			Remo del Year	Pct Compl ete	Asses sment Class	Mu CL 1/2/3
												Ovr Pct Gd	Remo del	Year				

AGRICULTURAL LAND DETAILS

COMP SALES INFORMATION

Type	Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Ft/Acre	Arch Style	Basem ent Type	Garag e Capaci ty						Found ation Type
									Total Rooms	Family Rooms	Bedro oms	Full Baths	Half Baths		

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	Phys/Func/Ec on

MANUFACTURED HOUSING COMPONENTS

Code	Units	Pct	Quality	Year

PARCEL BASED OTHER BUILDING IMPROVEMENTS

SITE IMPROVEMENTS

Occupancy	MS Class	Rank/ Qualit y	Quanti ty	LBCS Struc	Year Blt	Eff Year	Assmt class	Area	Perime ter	Wall Height	Length	Width	Storie s	Physic al Condit ion	Functi onal	Econo mic	OVR%
Site Impro vements	C	Averag e	1		1930	0		10	0	8	0	0	1	FR	Poor		0

AN, DW

RWS

Property Record Card

Quick Ref: R4183

Tax Year: 2026

Parcel ID:

SITE IMPROVEMENTS/IMPROVEMENT 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 IMPROVEMENTS/IMPROVEMENT 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		1998	0		10	0	8	0	0	1	Normal /AV	Normal /Average		0

SITE IMPROVEMENTS/IMPROVEMENT COMPONENTS

Description	Units	Percent	Area	Other Units	Rank	Year Add
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COMMERCIAL BUILDING INFORMATION

COMMERCIAL BUILDING INFORMATION

IMPROVEMENT COST SUMMARY

APARTMENT DATA

lbc structure code	2281 Auto repair garage	building rcn	509800	units:	0	2	3	4	5	6	7	8
bidg no & name	1 R & A AUTO ELECTRIC	other Impr rcn	50810	br type:								
Identical units	1	other Impr value	19500	baths:								
no. of unit	0											
unit type:				cost land	cost building	cost total	income value	market value	mra value			
				34000	325310	359310	77900	0	0			

CALCULATED VALUES

A.W. D.W.

R.R.

Property Record Card

Quick Ref: R4183

Tax Year: 2026

ParcelID:

COMMERCIAL BUILDING SECTION

SECTION 1

SECTION1 COMPONENTS

mscls/rank	year build	eff year	levels	stories	area	perim	height	code	code desc	units	pct	size	other	rank	year
C/2.00	1978	0	01/01	0	4032	276	16	812	Concrete Block	0	50	0	0	0	0
phys/fun c/econ	ovr %	rsn		net area	inc use	rcn	% gd								
3/3/	0			4032	047	332751	55	621	Radlant Space Heaters	0	75	0	0	0	0
SECTION 1 COMMERCIAL BUILDING SECTION BASEMENT								612	Warmed and Cooled Air	0	25	0	0	0	0
mscls	rank	levels	area		perim	height		916	Single - Metal on Steel Frame	0	50	0	0	0	0

SECTION 2

SECTION2 COMPONENTS

mscls/rank	year build	eff year	levels	stories	area	perim	height	code	code desc	units	pct	size	other	rank	year
C/2.00	1940	0	01/01	0	2360	139	12	812	Concrete Block	0	100	0	0	0	0
phys/fun c/econ	ovr %	rsn		net area	inc use	rcn	% gd	606	Space Heater	0	100	0	0	0	0
3/3/	0			2360	045	177047	55								
SECTION 2 COMMERCIAL BUILDING SECTION BASEMENT															
mscls	rank	levels	area		perim	height									

COMMERCIAL BUILDING INFORMATION

COMMERCIAL
BUILDING
INFORMATIONIMPROVEMENT
COST SUMMARY

APARTMENT DATA

		building ren	101690	units:	1	2	3	4	5	6	7	8
Ibcs structure code	2280 Automobile repair and service structures	building value	25420	br type:								
bldg no & name	2 CARB SHOP	other impr ren	0	baths:								
identical units	1	other impr value	0									
no. of unit	0											
unit type:												

CALCULATED VALUES

AW, DW

RL

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

SECTION1 COMPONENTS

mscls/rank	year build	eff year	levels	stories	area	perim	height	code	code desc	units	pct	size	other	rank	year
C/1.67	1930	0	01/01	0	368	60	9	812	Concrete Block	0	100	0	0	0	0
phys/fun c/econ	ovr %	rsn	net area	inc use	rcn	% gd		606	Space Heater	0	100	0	0	0	0
2/2/	0		368	047	47111	25		8066	Canopy, Retail Steel Frame	280	0	0	0	0	0

SECTION 1 COMMERCIAL BUILDING
SECTION BASEMENT

mscls rank levels area perim height

SECTION 2

SECTION2 COMPONENTS

mscls/rank	year build	eff year	levels	stories	area	perim	height	code	code desc	units	pct	size	other	rank	year
C/1.67	1930	0	01/01	0	576	82	14	812	Concrete Block	0	100	0	0	0	0
phys/fun c/econ	ovr %	rsn	net area	inc use	rcn	% gd		606	Space Heater	0	100	0	0	0	0
2/2/	0		576	047	54575	25									

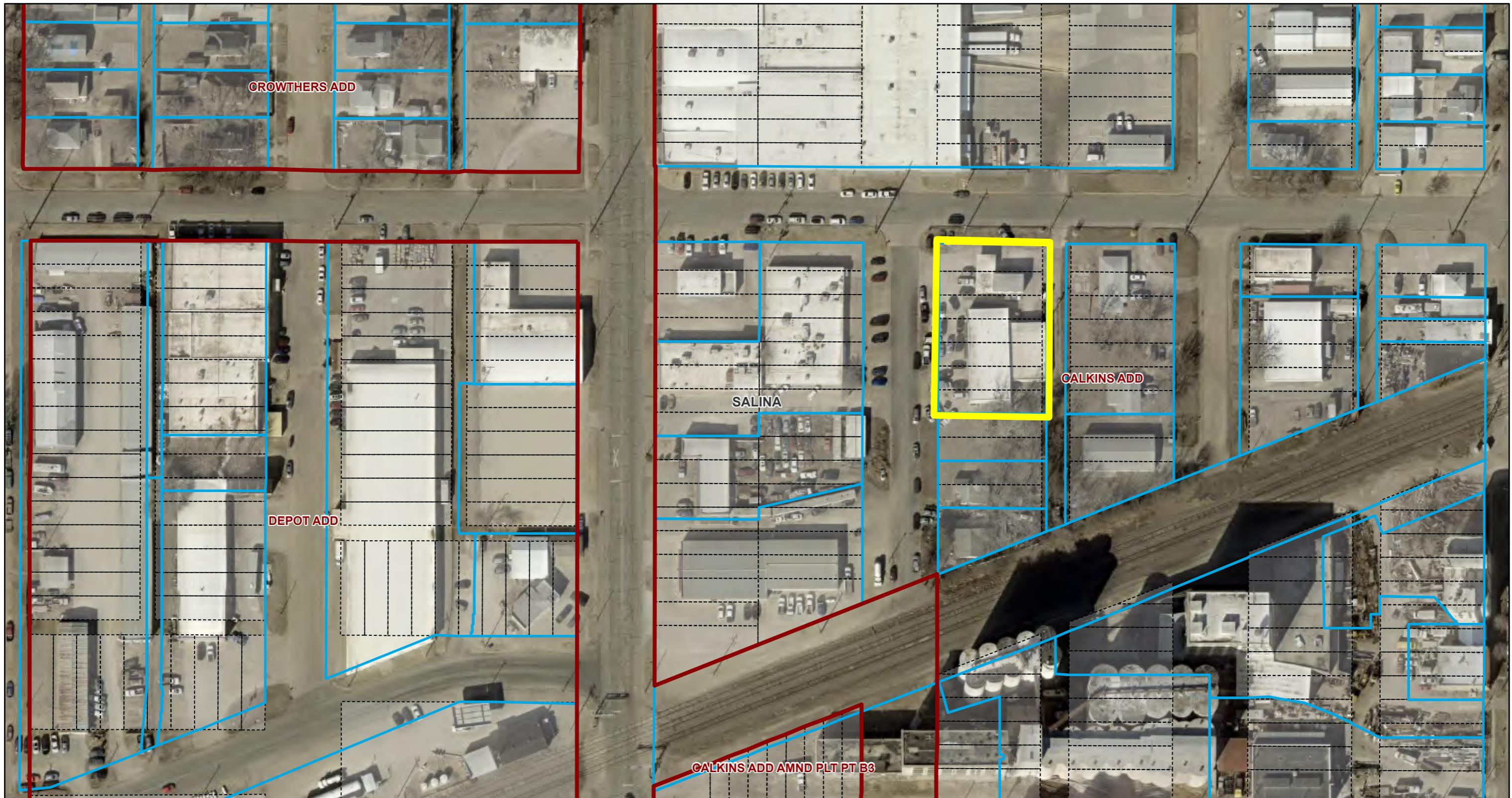
SECTION 2 COMMERCIAL BUILDING
SECTION BASEMENT

mscls rank levels area perim height

AN, DW

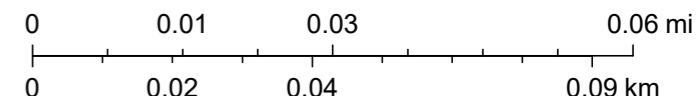
RW

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



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

1:1,559



- Subdivisions (Red Box)
- Parcels (Blue Box)
- Lots (Dashed Box)
- Saline County (Red Dashed Box)



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

522 N. 8th St. Salina KS - Aerial Map 2



11/14/2025