



TIDEMANN
REAL ESTATE

VALLEY CENTER OFFICE/WAREHOUSE

600 S. Ramsey, Valley Center, KS 67147



FOR SALE : \$800,000

31,201 ± SF
(0.72 ±A)
SITE SIZE

8,188± SF
BUILDING SIZE

OFFICE: 2,864 ± SF
WAREHOUSE : 5,324 ± SF
TOTAL AVAILABLE SPACE

ZONING

C-2 General Business District

YEAR BUILT

2004

CONSTRUCTION

Steel

CEILING HEIGHT

16'

OVERHEAD DOORS

3

PARKING

11 +

2024 TAXES

Generals: \$14,505.70
Specials: \$31.25

PROPERTY HIGHLIGHTS

- Unique opportunity to purchase a multi-tenant office/warehouse.
- One or more tenant configuration.
- Ideal for an owner-occupant looking to offset occupancy costs with rental income from other tenant(s).
- Close proximity to I-135 via Ford Street/ 77th St. N.
- Seller will enter into a short-term leaseback.
- Situated 10 minutes North of Wichita in Valley Center.



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR
316-650-8853 | Bradley@TidemannRE.com

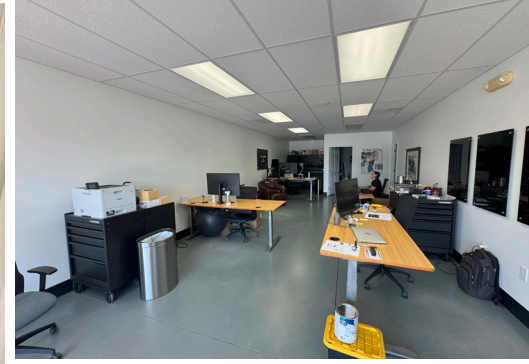


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INTERIOR PHOTOS



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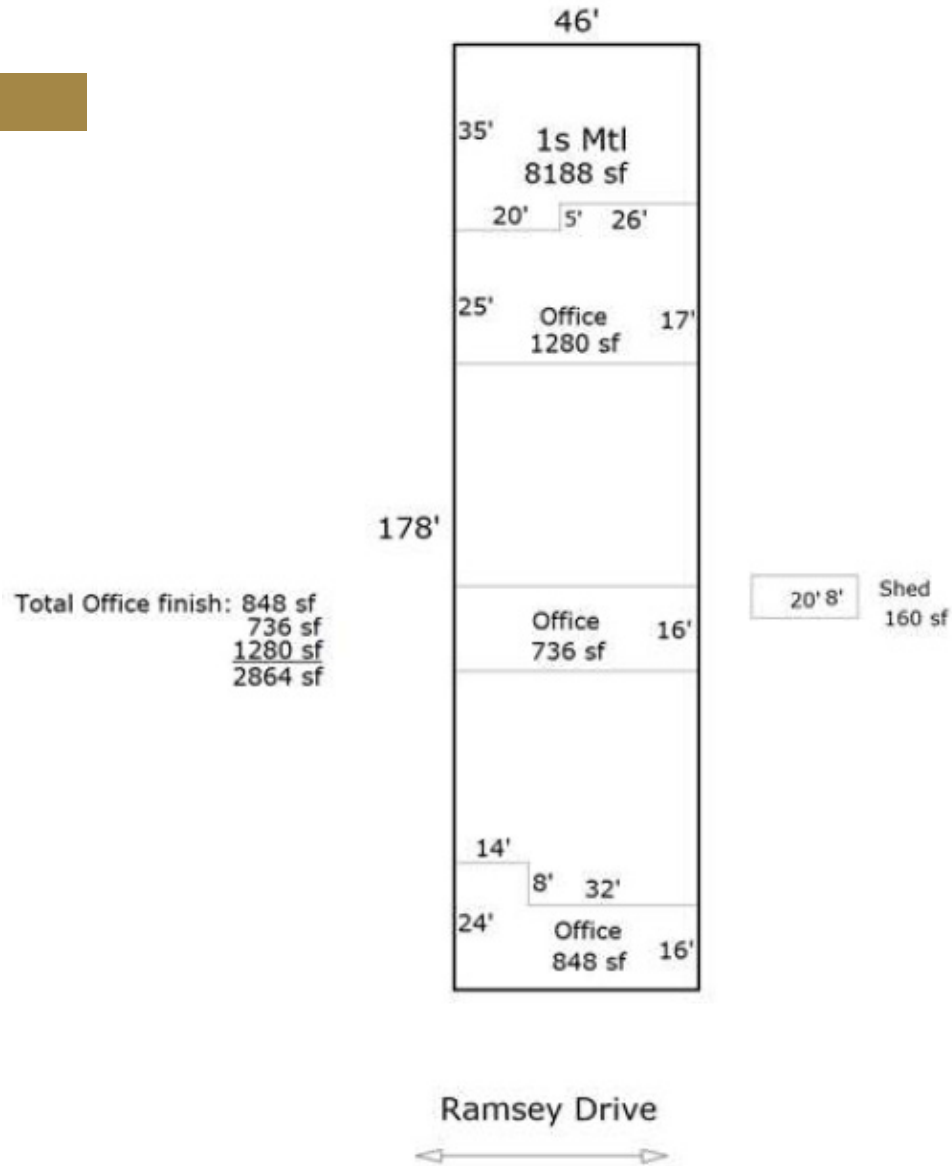


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FLOOR PLAN



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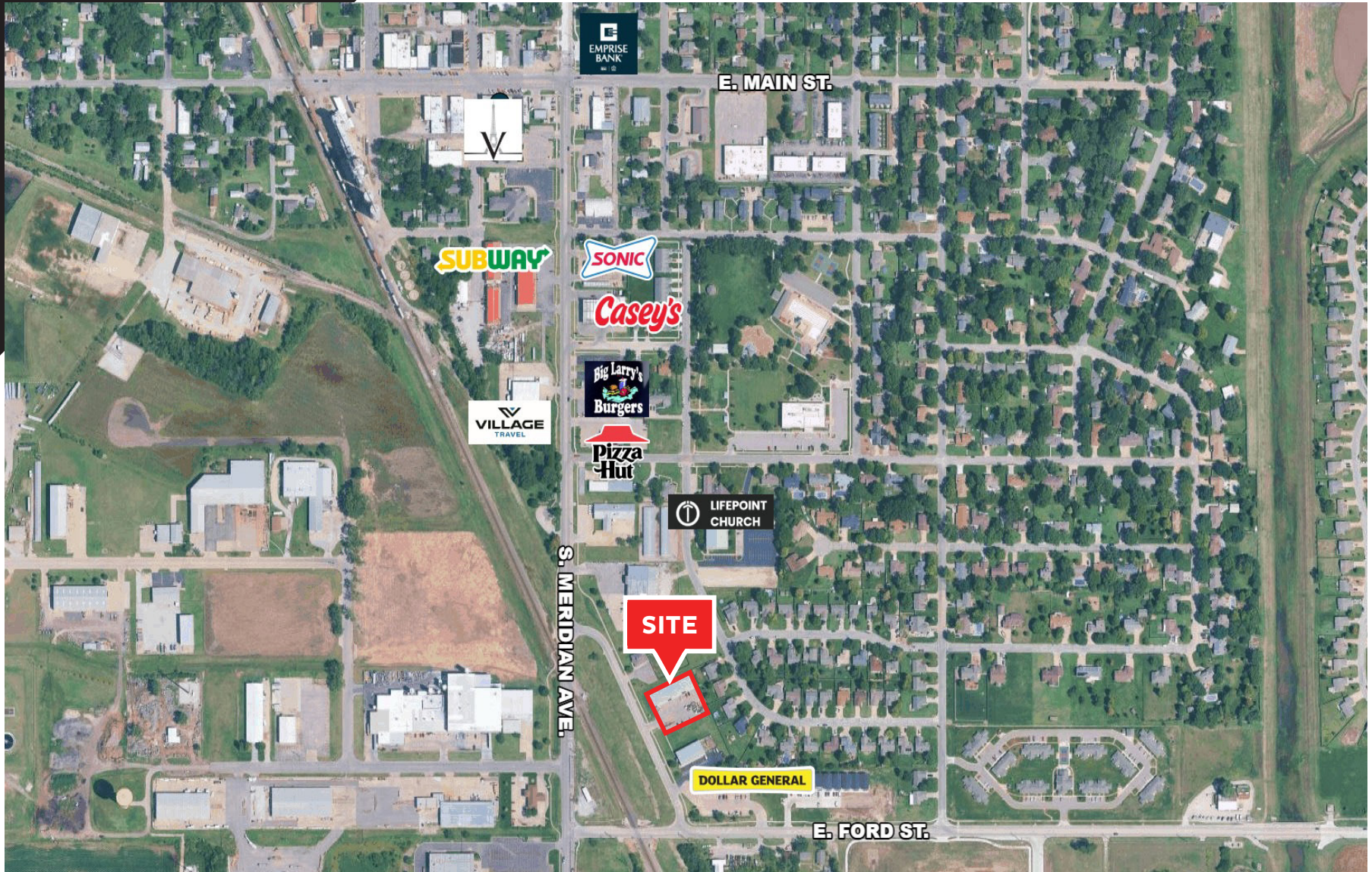
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All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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