



ReeceNichols

SOUTH CENTRAL KANSAS

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

CENTRALLY LOCATED OFFICE/WAREHOUSE

323 North Matthewson Ave, Suite 511, Wichita, KS 67214

FOR SALE



SALE PRICE: \$349,000.00 **2024 TAXES:** General: \$7,353.34

SITE SF: 12,416 SF Specials: \$31.25

SITE ACRES: .29 Acres

GROSS BUILDING SF: 5,246 SF

YEAR BUILT: 1980

PARKING: Door Side

ZONING: GC

CEILING HEIGHT: 10'

PROPERTY HIGHLIGHTS

- Versatile floor plan suitable for office, service, or flex/light industrial use.
- On-site parking.
- 8-foot over head door.
- Close proximity to I-135 & downtown corridor.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------|----------|----------|----------|
| Population | 10,073 | 111,616 | 232,190 |
| Avg. HH Income | \$55,048 | \$64,174 | \$72,525 |
| Median Age | 31.7 | 32.7 | 33.7 |

TRAFFIC COUNTS

2nd & Matthewson 4,695 VPD

Offered Exclusively By:

Ben Suellentrop

316-765-5145 • bens@reecenichols.com

Morrie Sheets

316-644-5917 • morries@reecenichols.com



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