

CENTRALLY LOCATED OFFICE/WAREHOUSE

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



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

- · Versitile 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.

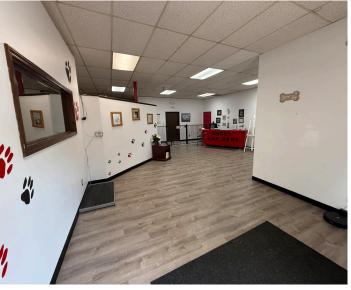
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,073	111,616	232,190
Avg. HH Income	\$55,048	\$64,174	\$72,525
Median Age	31.7	32.7	33.7

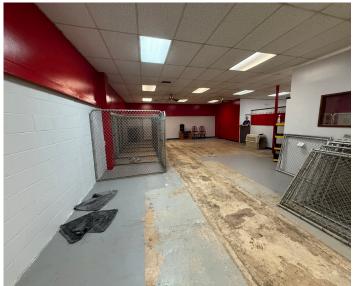
TRAFFIC COUNTS 2nd & Matthewson 4,695 VPD



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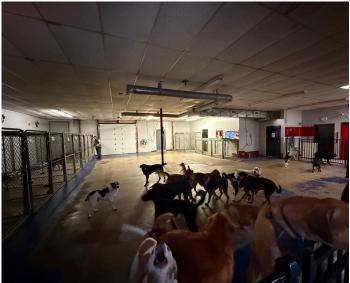
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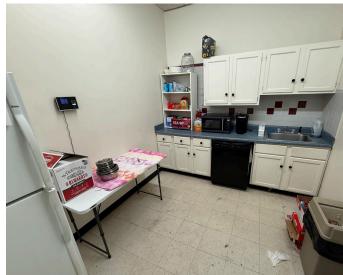














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