

# ANDOVER WAREHOUSE, OFFICE, AND HOME FOR SALE

2617 EAST KELLOGG DRIVE, ANDOVER, KS 67002

**FOR SALE**



1. 2 Acres with Kellogg Frontage & 9,200 SF of Buildings
2. 1 Acre of Kellogg Frontage Land
3. 1 Acre Lot with 2,400 SF Metal Building
4. 1 Acre Lot with Manufactured Home



**SALE PRICE:** \$1,000,000 - 1,500,000  
**SITE ACRES:** 2 - 4.5 Acres  
**SITE SF:** 87,120 SF  
**BLDG. 1 SF:** 6,000 SF  
**BLDG. 2 SF:** 3,200 SF  
**PARKING:** Door Side  
**2025 TAXES:** General: \$13,111.03

## PROPERTY HIGHLIGHTS

- Former RV body shop for sale  
Utilities to site.
- THREE buildings - one shop with office space, one conditioned warehouse storage space, and one 1,200 SF home.
- 8 overhead doors.
- Lots can be sold separately.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	562	13,616	33,913
Avg. HH Income	\$109,527	\$138,697	\$158,612
Median Age	35.2	36.9	39.3

## TRAFFIC COUNTS

**U.S. Rte. 400** 18,129 VPD

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