



TIDEMANN
REAL ESTATE

RIVERSIDE SALON/RETAIL/OFFICE

820 W. 13th St. N., Wichita, KS 67203



SUITE 822

SUITE 820



LEASE RATE:	
SUITE 820: \$1,400/MO. (GROSS)	
SUITE 822: \$1,100/MO. (GROSS)	
10,807 SF	SUITE 820: 1,282 SF
SITE SIZE	SUITE 822: 1,120 SF
	TOTAL AVAILABLE SPACE
LIMITED COMMERCIAL	1936
ZONING	YEAR BUILT

CONSTRUCTION
Stud - Stucco/Brick

2025 TAXES (ENTIRE PROPERTY)
Generals: \$9,994.91
Specials: \$180.00

PARKING
Ample

- PROPERTY HIGHLIGHTS**
- Riverside spaces available for lease.
 - Salon/Retail/Office.
 - Salon personal property negotiable with current tenant.
 - Building signage available.
 - Excellent visibility.



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INTERIOR PHOTOS - SUITE 820



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ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

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



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