



TIDEMANN
REAL ESTATE

RIVERSIDE SALON/RETAIL/OFFICE

812-824 W. 13th St. N., Wichita, KS 67203



SUITE 822

SUITE 820

SUITE 816

LEASE RATE:

SUITE 816: \$1,500/MO. (GROSS)
SUITE 820: \$1,400/MO. (GROSS)
SUITE 822: \$1,100/MO. (GROSS)

10,807 SF

SUITE 816: 1,282 SF
SUITE 820: 1,282 SF
SUITE 822: 1,120 SF

SITE SIZE

TOTAL AVAILABLE SPACE

LIMITED COMMERCIAL ZONING

1936

YEAR BUILT

SALE PRICE: \$495,000

CONSTRUCTION

Stud - Stucco/Brick

PARKING

Ample

PROPERTY HIGHLIGHTS

- Riverside spaces available.
- Entire center available for purchase.
- Salon/Retail/Office.
- Salon personal property negotiable with current tenant.
- Building signage available.
- Excellent visibility.
- Contact broker for financials.

2025 TAXES

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



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 - SUITE 820



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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