

HARRY & BROADWAY WAREHOUSE

1531 S. BROADWAY, WICHITA, KS 67211

FOR SALE/LEASE



SALE PRICE: \$375,000
LEASE RATE: \$3,000/MO., GROSS

GROSS BLDG. SF: 3,584 SF

SITE ACRES: 0.41 A

YEAR BUILT: 2002

PARKING: Approx. 17 Spaces

ZONING: General Commercial

2025 TAXES: General: \$8,291.46
Specials: \$60.00

PROPERTY HIGHLIGHTS

- Well-maintained warehouse available for sale or lease near Harry and Broadway.
- Three overhead doors: drive-thru wash bay with (2) 12' x 14' overhead doors and (1) 12'x12' overhead door.
- Warehouse is heated and cooled.
- Power: (2) panels - each 120A/208V/3-Phase.
- Ceiling Height: 18' ft in warehouse.
- Monument signage available.

AREA NEIGHBORS INCLUDE:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,987	102,792	223,716
Avg. HH Income	\$59,584	\$68,730	\$72,785
Median Age	33.1	33.4	33.5

TRAFFIC COUNTS

Harry & Broadway 13,489 VPD

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INTERIOR PHOTOS



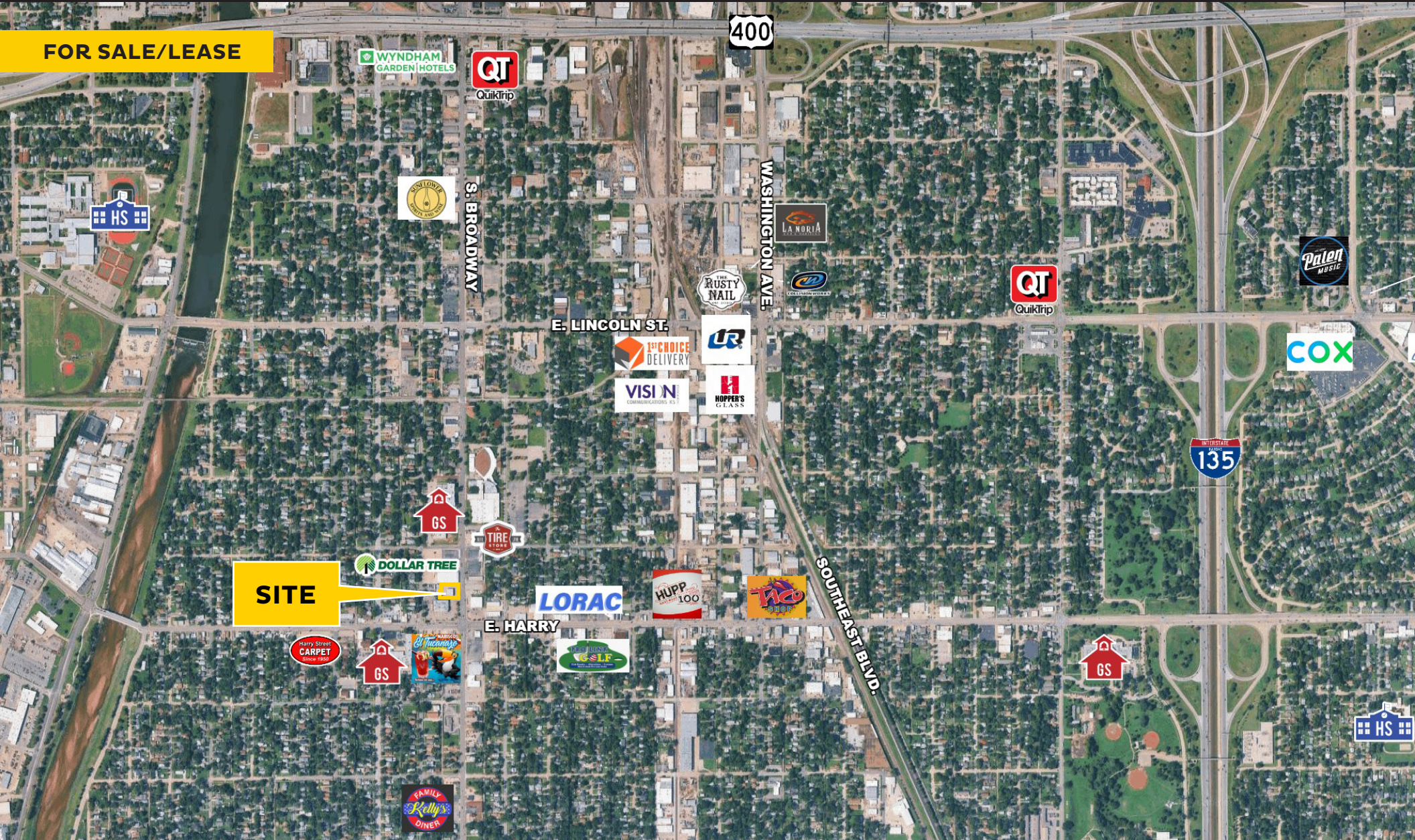
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ReeceNichols
SOUTH CENTRAL KANSAS

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Offered Exclusively By:

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