

Location: 786 N Ridge Rd, Wichita, KS 67212

**STAND ALONE MEDICAL/OFFICE BUILDING
PRIME VISIBILITY AT RIDGE RD IN NW WICHITA
IDEAL FOR MEDICAL OR PROFESSIONAL OFFICE USE**



GENERAL DETAILS:

Price: \$315,000.00

Lot Size: 15,368 ± SF (0.35 ± Acres)

Total Available Space: 3,280 ± SF

- **Upper:** 1,640 ± SF
- **Lower:** 1,640 ± SF

Zoning: Limited Commercial

Year Built: 1969

2025 Taxes:

- General: \$6,937.75
- Specials: \$60.00

HIGHLIGHTS:

- 9 total operatory suites: 5 upper level, 4 lower level
- Previous existing dental infrastructure: nitrous oxide system, X-ray rooms
- Lab space in rear of building
- Mechanical room with overhead door access
- Computer/patient records room
- Kitchen and storage areas
- Non-load-bearing interior walls - flexible floor plan for redesign
- Strong signage street presence and curb appeal



ReeceNichols
SOUTH CENTRAL KANSAS

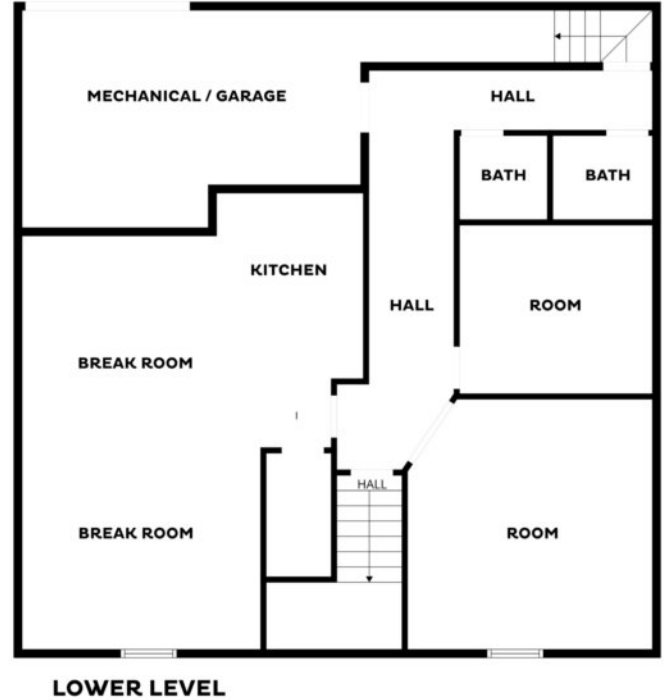
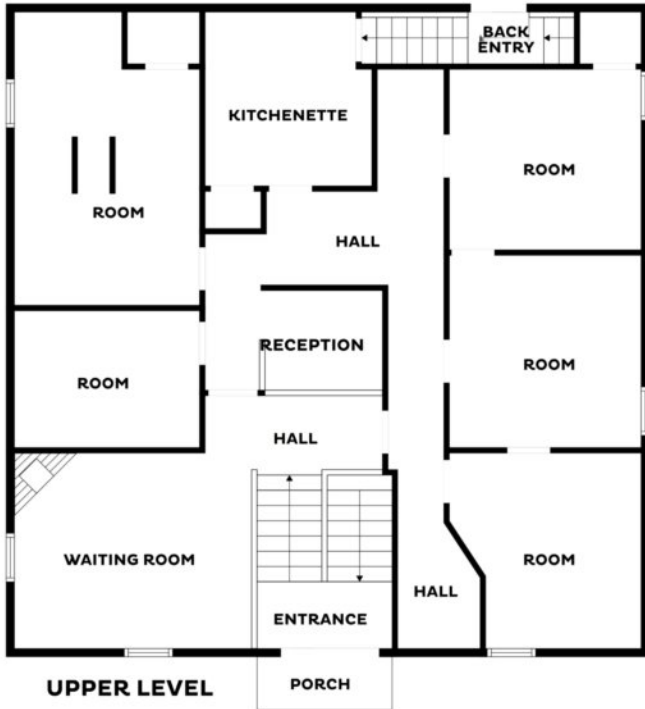
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