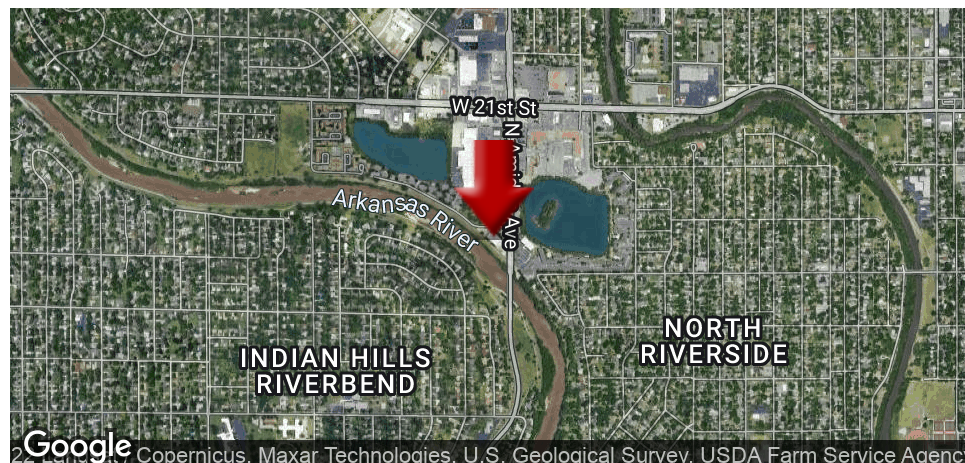


OFFICE FOR SALE

LEASING INCENTIVES! RIVER FRONT OFFICE SPACES, FREE RENT!

1919 N Amidon Ave, Wichita, KS 67203



OFFERING SUMMARY

SALE PRICE:	\$2,800,000
NUMBER OF UNITS:	2
LOT SIZE:	1.81 Acres
BUILDING SIZE:	44,139
ZONING:	Commercial
MARKET:	Wichita
SUBMARKET:	Wichita North
PRICE / SF:	\$63.44

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

Very Creative Owner
Will take Other Income Properties
Possible Owner Finance

PROPERTY HIGHLIGHTS

- River Front
- Window Offices

AVAILABLE SPACES

	LEASE RATE	SIZE (SF)
SUITE 308 & 310	\$8.00 - 12.00 SF/yr	2,426 - 2,500 SF
EXECUTIVE SUITES WITH RIVERVIEW	\$8.00 - 12.00 SF/yr	1,080 SF
WINDOW SUITE	\$8.00 - 12.00 SF/yr	576 SF
LARGEST OFFICE AVAILABLE	\$8.00 - 12.00 SF/yr	1,000 - 2,272 SF

LARGEST OFFICE AVAILABLE

HENRY LUU
Agent
O: 316.204.8279
henryluu@kw.com
KS #00243265

KW COMMERCIAL SIGNATURE PARTNERS LLC
1635 N. Waterfront Parkway,
Suite 150
Wichita, KS 67206

WILL HARMON, CCIM
Director
O: 316.207.1362
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KS #SP00236251

Each Office Independently Owned and Operated kwcommercial.com

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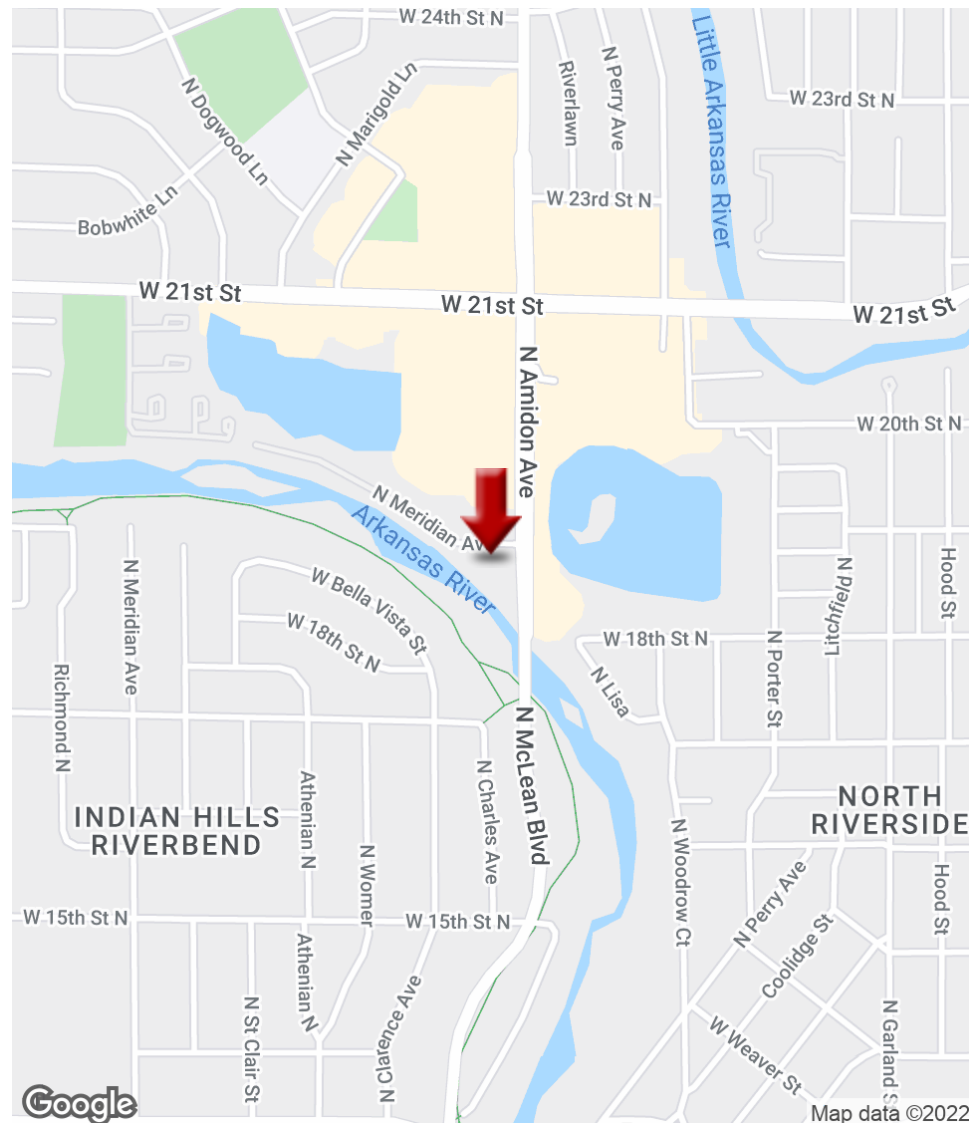
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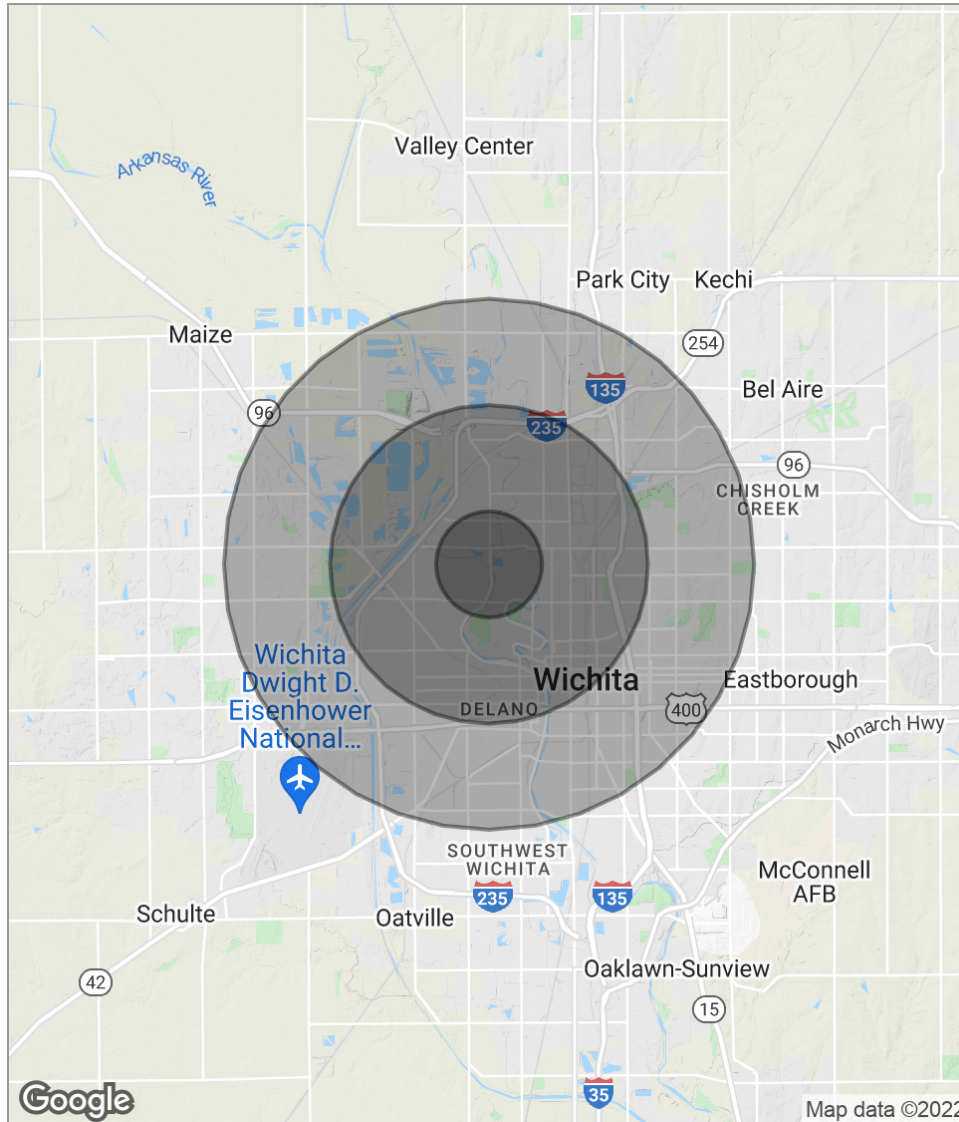
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,958	78,756	176,793
Median Age	38.6	34.9	33.8
Median Age (Male)	36.4	33.4	32.8
Median Age (Female)	42.6	36.6	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,723	32,258	72,793
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$54,298	\$48,569	\$46,599
Average House Value	\$98,706	\$114,471	\$124,763

* Demographic data derived from 2010 US Census

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