

MIXED USE PROPERTY IN WINFIELD, KS FOR SALE

3105 Central Ave, Winfield, KS 67156



OFFERING SUMMARY

SALE PRICE:	\$275,000
LOT SIZE:	3.1 Acres
BUILDING SIZE:	4,212
ZONING:	Commercial/Ind/Bus
PRICE / SF:	\$65.29

PROPERTY OVERVIEW

KW Commercial at Keller Williams Signature Partners, LLC proudly presents this beautiful mixed use property in Winfield. This property has everything a car lover, motorcycle owner, or a private business owner wants to live on site or has the potential to be a great satellite office, with a very large shop. The shop is a 54X75 fully insulated warehouse/building. It is even equipped with a bathroom. The shop is large enough to hold semi trucks/trailers and other large equipment. The shop is very well lit with (3) large overhead doors, (1) large enough for a semi. The shop also is equipped with a paint room and drains in the floor. The property sits on just under 4 acres and 2.5 acres has high security corrugated barbed wire fence. The cabin and shop both have a security system and motion lights installed throughout. The property is surrounded by another 1.5 acres of wildlife property where you will see deer and other wildlife. The sellers have updated the electrical and plumbing in the cabin/office/outbuilding. The cabin has newer carpet, newer roof, new paint, and new stain. The seller has also planted numerous beautiful trees on the property to enjoy. It's only 20 minutes away from Winfield Lake and 50 minutes away from Kaw Lake. This is a great opportunity for a private business owner to have a satellite office or live on site. The cabin has many outlets for office equipment underneath the carpet. It has 5 rooms and (1) bedroom with closets and (1) full bath. This property is very well maintained and has plenty of room to ride recreational vehicles and has the ability to store large equipment safe and securely with the great security system throughout the entire property. The property also has a tornado shelter, which is a huge plus! The property also has great highway access into Wellington, Tulsa, Bartlesville, Joplin and many more.

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

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

WILL HARMON, CCIM
Director
O: 316.207.1362
will@kw.com
KS #SP00236251

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SPECIAL PURPOSE FOR SALE

MIXED USE PROPERTY IN WINFIELD, KS FOR SALE

3105 Central Ave, Winfield, KS 67156



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

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

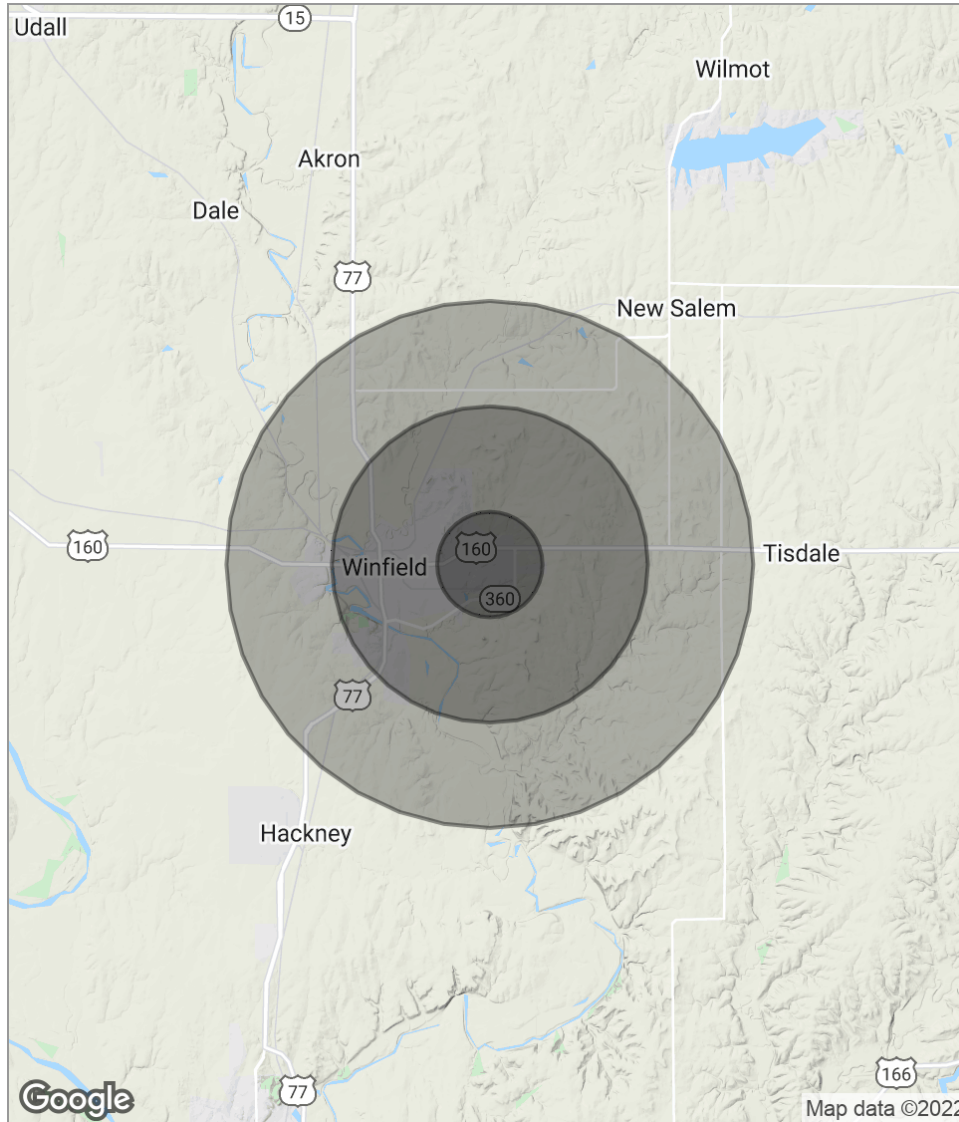
WILL HARMON, CCIM
Director
O: 316.207.1362
will@kw.com
KS #SP00236251

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MIXED USE PROPERTY IN WINFIELD, KS FOR SALE

3105 Central Ave, Winfield, KS 67156



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,661	10,575	14,796
Median Age	37.0	37.1	37.1
Median Age (Male)	36.2	35.4	34.8
Median Age (Female)	38.8	39.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,452	4,033	5,601
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$48,178	\$47,952	\$49,177
Average House Value	\$84,205	\$88,093	\$94,093

** Demographic data derived from 2010 US Census*

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

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

WILL HARMON, CCIM
Director
O: 316.207.1362
will@kw.com
KS #SP00236251

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.