



# OFFICE/RETAIL BUILDINGS ON BALTIMORE/K-15

FOR SALE 727 & 729 N. BALTIMORE AVE., DERBY, KS 67037

**SALE PRICE** ~~\$390,000~~ **\$350,000**

**BUILDING SIZE**  
 727 N. Baltimore 2,916 SF  
 729 N. Baltimore 834 SF

**LOT SIZE** 25,294 SF

**YEAR BUILT** 1966

**ZONING** B-4 (Central Shopping)

**2025 TAXES** Generals: \$13,072.67  
 Specials: \$120.00

## PROPERTY HIGHLIGHTS

- Excellent access and visibility on Baltimore Ave./K-15.
- Improvements completed in 2022: roof replacement, HVAC system replacement, new siding, new guttering, new water main and electric panel.
- Construction: steel framework with wood siding and decking with EIFS facade.
- Signage opportunity on K-15.
- Opportunity for additional parking on the west side of the building.
- 727 N. Baltimore has two stories with 816 SF upstairs and 2,100 SF on the ground level.
- Doorside parking and one 10'x10' grade level door on 727 N. Baltimore.
- 727 N. Baltimore can be purchased separately. Contact broker for pricing.

| DEMOGRAPHICS          | 1 MILE     | 3 MILES  | 5 MILES  |
|-----------------------|------------|----------|----------|
| POPULATION            | 7,252      | 30,098   | 53,809   |
| AVG. HH INCOME        | \$77,467   | \$99,609 | \$88,567 |
| MEDIAN AGE            | 39         | 39       | 39       |
| <b>TRAFFIC COUNTS</b> |            |          |          |
| BALTIMORE & BRITAIN   | 18,753 VPD |          |          |



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## ADDITIONAL PHOTOS



Ben Gartner, SIOR, CCIM | 316-292-3967 | [bgartner@weigand.com](mailto:bgartner@weigand.com)

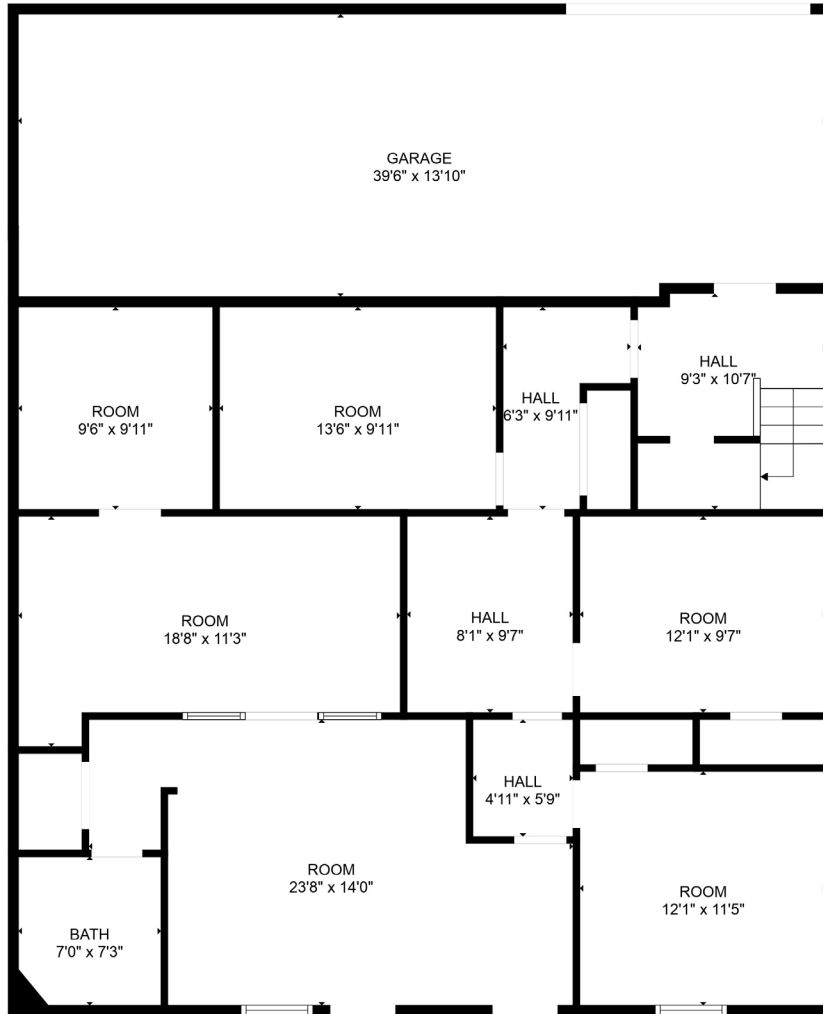
**Weigand Real Estate - Commercial**  
Office: 316-262-6400  
[Weigand.com](http://Weigand.com)

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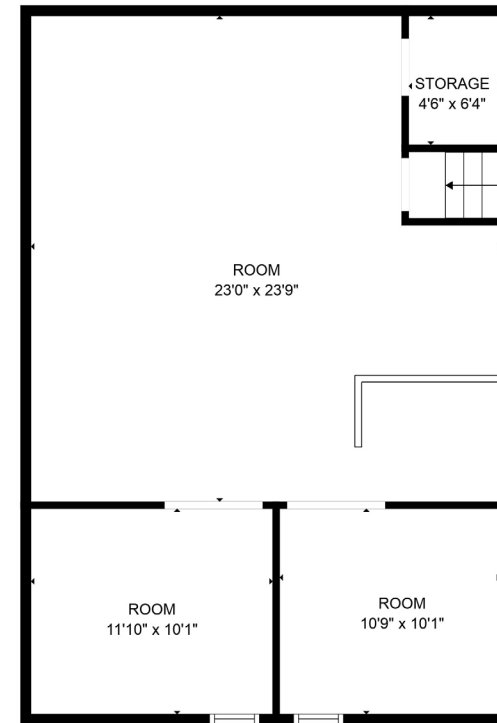
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## FLOOR PLAN - 727 N. BALTIMORE



**1ST FLOOR**



**2ND FLOOR**

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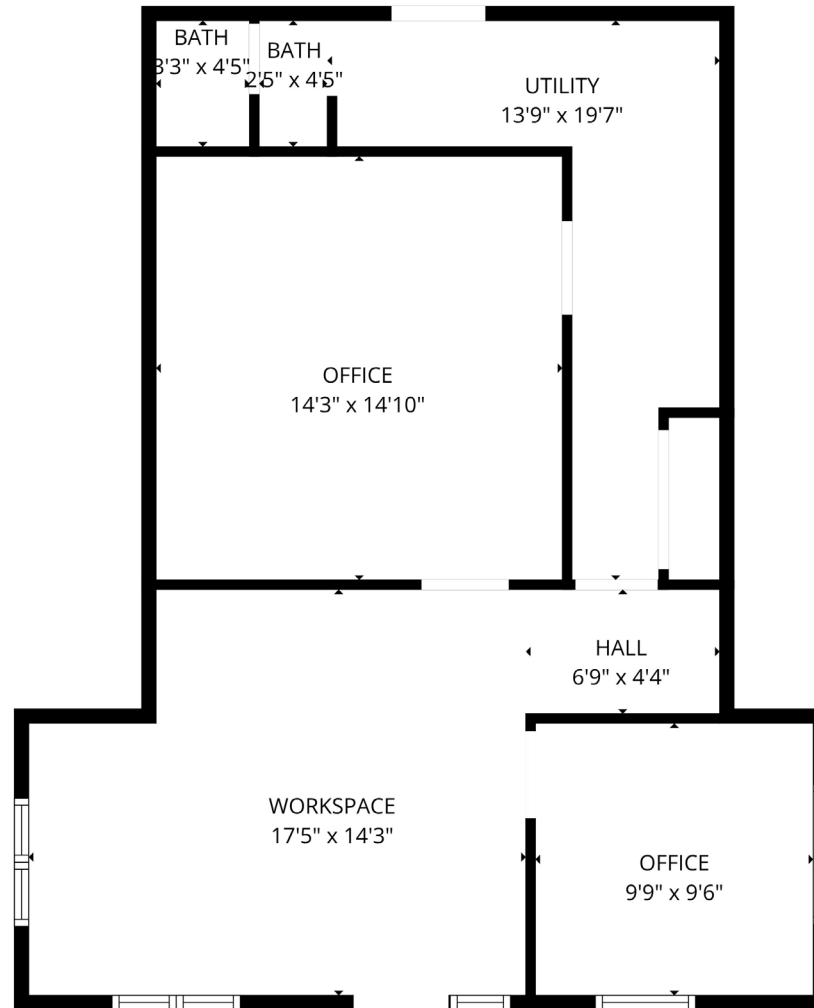
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## FLOOR PLAN - 729 N. BALTIMORE



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[illegible]The logo for Weigand Real Estate is an oval emblem. It features a red border. Inside, the text "EST. 1902" is at the top, "WEIGAND" is in the center in large bold letters, and "REAL ESTATE" is at the bottom, all in white on a dark background.

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