

FOR SALE



RARE CORNER LOT NEAR OLD TOWN

502 N Washington St, Wichita, KS 67214

PROPERTY INFO

 **SALE PRICE**
Contact Broker

 **LOT SIZE**
21,081 SF

 **ZONING**
Limited Industrial

 **2023 TAXES**
\$2,225.67

HIGHLIGHTS

- Rare corner lot near Old Town
- Site could be expanded
- Legal description (2 lots):
 - W1/2 LOT 1 EXC 7 FT ALLEY & EXC BEG SW COR N 20 FT SELY TO S LI W 20 FT TO BEG FOR ROW PEARCE & VAN TILBURGH'S ADD.
 - S 28 FT W 1/2 LOT 3 PEARCE & VAN TILBURGH'S ADD.

CONTACT

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CARL HEBERT, CCIM | M 316-210-4130 | cjhebert@insitere.com

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AREA NEIGHBORS



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- QuikTrip
- Pella Windows & Doors of Wichita
- Desert Steel
- Mr. Rooter Plumbing
- Meineke Car Care Center
- X-Treme Automotive L.L.C.
- Truck Stuff, Inc.
- Euro-Tech Saab
- Progressive Car Insurance
- Bikers Edge Powersports
- B&C Barbeque
- River City Brewing Company
- Lotus Leaf Cafe
- Cargill
- Shelden Architecture Inc
- Expert Auto Center
- Cocoa Dolce Chocolates

DEMOGRAPHICS

3 mile radius

DAYTIME POPULATION

123,393

NO. OF BUSINESSES

5,736

TRAFFIC COUNT

Central Ave: 18,554

Washington: 23,895

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