

REDUCED PRICE!

FOR SALE VALLEY CENTER COMMERCIAL

801 South Meridian | Valley Center, KS



Sale Price: \$1,275,000.00

Lot Size: 257,331 SF

Building Size: 35,994 SF

Sales Floor: Approx. 28,494 SF

Stockroom: Approx. 7,500 SF

Zoning: C-2 General Business District

Year Built: 2000

Ceiling Height: 22'

Parking: 220 spaces

Overhead Door: 1

Dock Door: 1

2018 Taxes:

Generals: \$54,721.28

Specials: \$6.73

Lease Term Expires: October 31, 2020

Lease Income: Approx. \$20,900.00/Mo.

Highlights:

- Purchase opportunity located minutes north of Wichita in Valley Center.
- Potential retail, office, or industrial use.
- Sprinkled.
- Direct access to I-135 via 77th Street and I-235 via Meridian.
- Sale contingent upon lease buyout.
- Available for immediate occupancy.

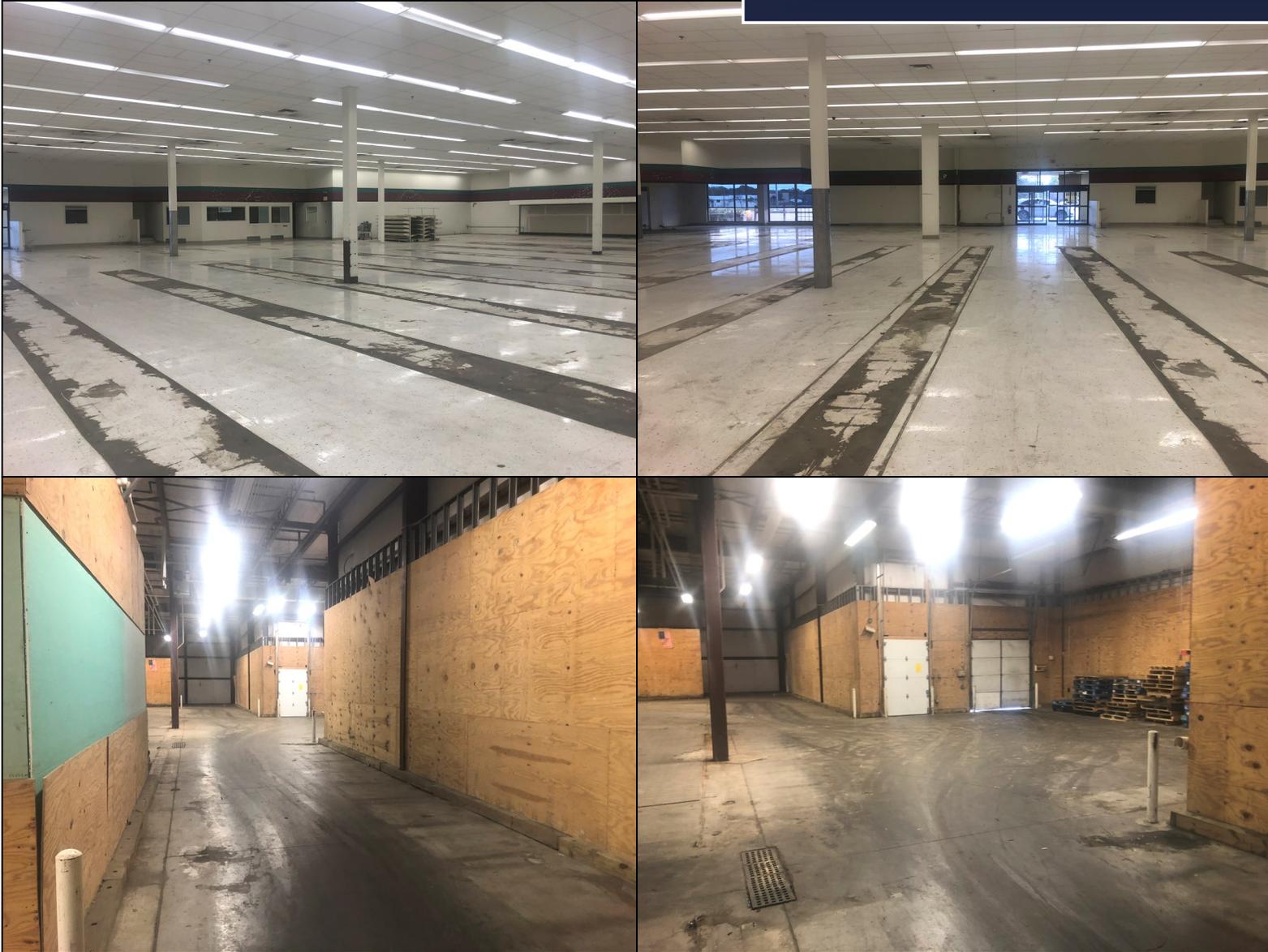


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FLOOR PLAN

FOR SALE

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