

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

SUITE 308 & 310

LEASE RATE

\$8.00 - 12.00 SF/yr

SIZE (SF)

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 - 9,272 SF

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

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

HENRY LUU
Agent
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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.

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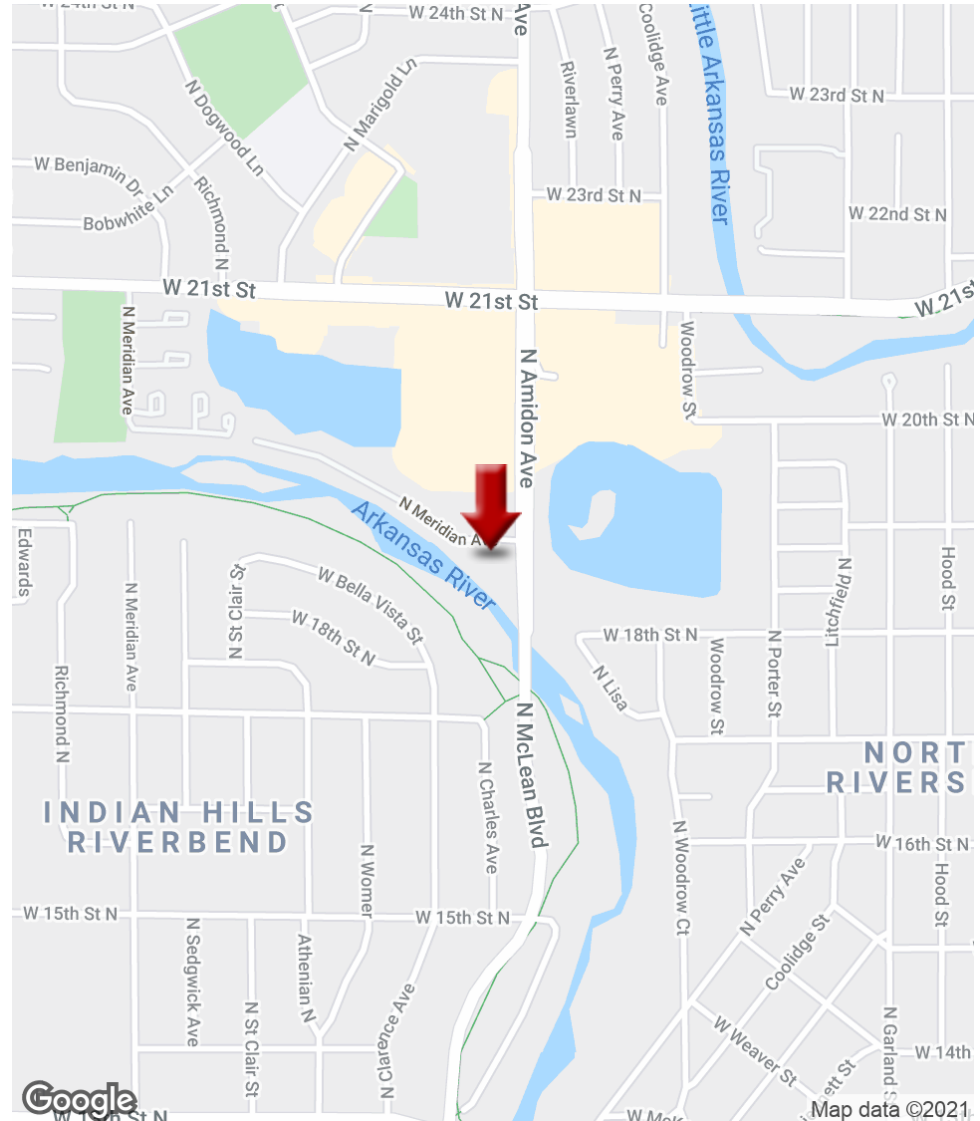
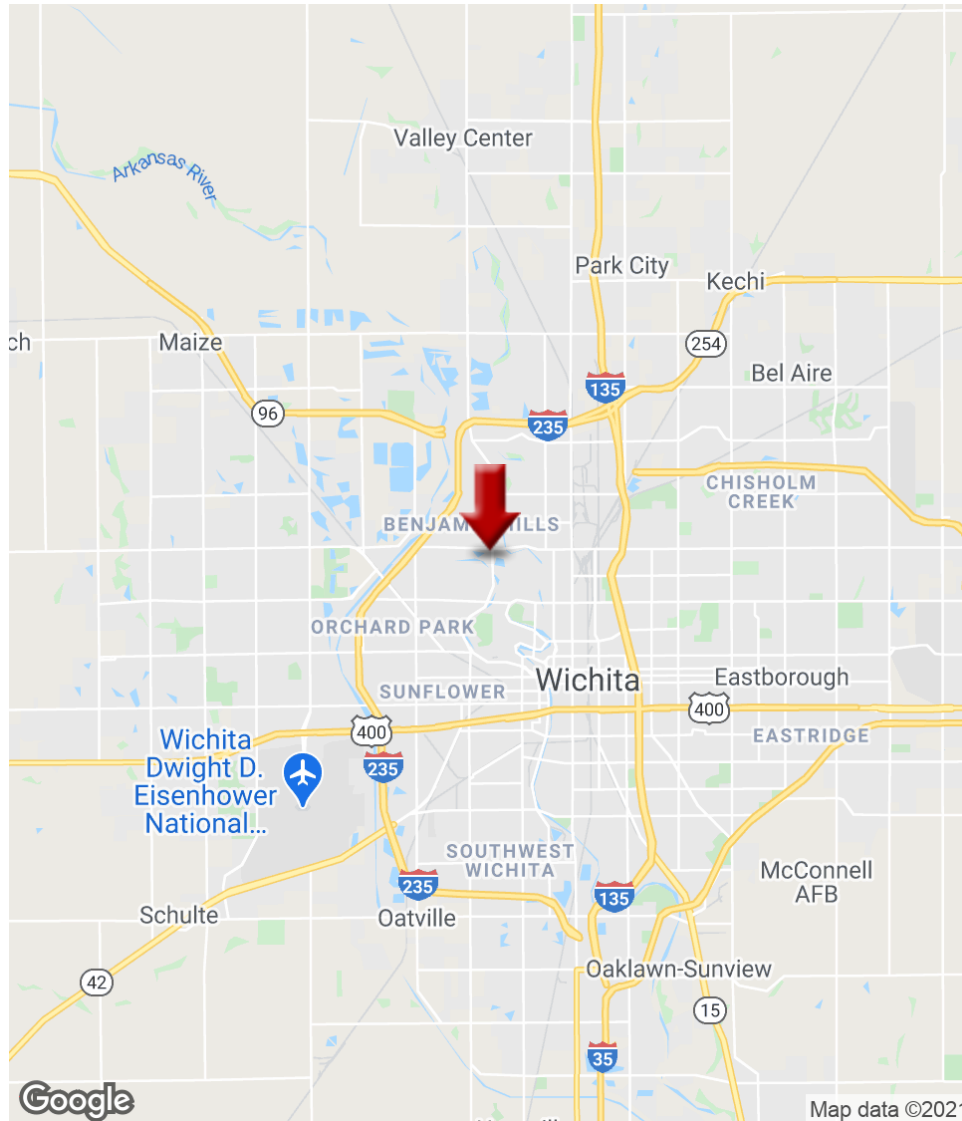
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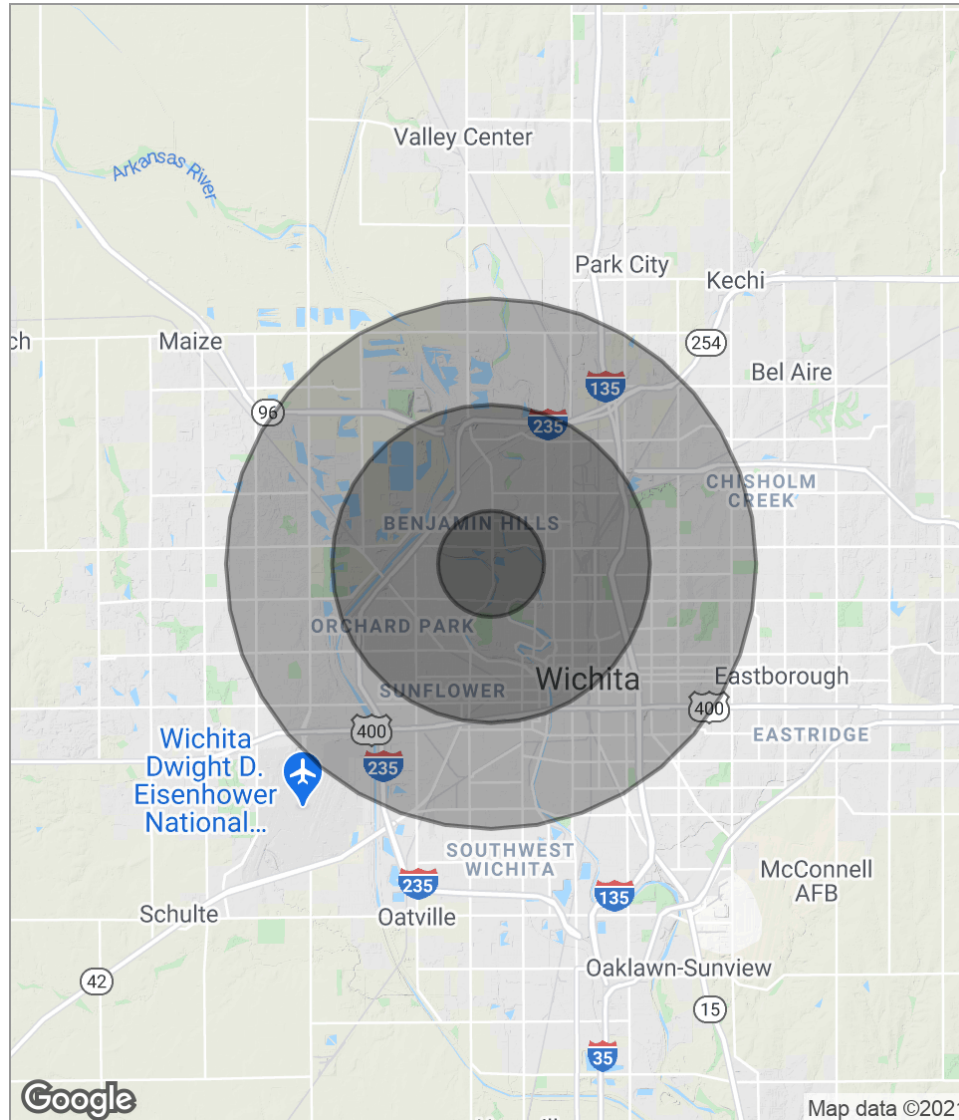
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,958	78,756	176,793
Median Age	38.6	34.9	33.8
Median Age (Male)	36.4	33.4	32.8
Median Age (Female)	42.6	36.6	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,723	32,258	72,793
# 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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