

For Sale

# Mixed Use Investment

14,260 SF | \$600,000



## 2320-2330 E. Douglas

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Wichita, Kansas 67214

### Property Highlights

- Great investment opportunity, highly desirable location in the Douglas Design District
- Built in 1940
- High exposure - across from Wichita's largest High School
- Mixed-use office and retail with apartments on the second floor
- Available doorside parking along the north and east side of the building included in sale
- Financial information available upon request

### Property Description

Located at the Southwest corner of Douglas and Grove.  
Significant redevelopment in the immediate area.

#### OFFERING SUMMARY

|                      |            |
|----------------------|------------|
| <b>Sale Price</b>    | \$600,000  |
| <b>Lot Size</b>      | 0.38 Acres |
| <b>Building Size</b> | 14,260 SF  |

#### DEMOGRAPHICS

| Stats          | Population | Avg. HH Income |
|----------------|------------|----------------|
| <b>1 Mile</b>  | 11,461     | \$41,978       |
| <b>3 Miles</b> | 106,642    | \$40,991       |
| <b>5 Miles</b> | 241,815    | \$46,577       |

For more information

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# Retail Property

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