



Former Magoo's Bar & Grill

2304 S. Oliver Wichita, Kansas 67218

Property Highlights

- 2,689 SF Free-Standing Bar and Grill
- Fully Equipped with Commercial Kitchen
- Great Visibility to South Oliver
- Covered Outdoor Patio
- Abundant amount of Parking
- 32,849 Total SF Site
- Vacant Lot to the East of the Building for expansion or Additional Parking
- Privately Owned, Pole Sign Billboard paying \$3,600 Annually
- Zoned "LC"- Limited Commercial

Sale Price: \$199,000

Building Size: 2,689 SF

Lot Size: 32,849 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,159	32,211	76,519
Total Population	9,294	76,629	185,467
Average HH Income	\$37,248	\$48,675	\$49,116

For More Information

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