



Online Auction: 1960 S. Broadway Wichita, KS 67211

Subject to Seller approval. Seller has authorized the listing brokerage firm to submit any offers to Seller prior to auction. In the event an offer is accepted, brokerage will withdraw the property and cancel the auction.

Great opportunity to own a commercial property on a corner lot in Wichita! The building has 4200 SF upstairs that is set up for retail service could be converted to warehouse, office or other flexible uses. This area features a showroom, offices, a bathroom and a large workshop. The upstairs also has an overhead door approximately 8 FT tall x 10 FT wide. The basement has an additional 4200 SF. This space could be used as a storage area or a second operation. The basement also has a ramp that makes deliveries quick and easy.

There have been multiple upgrades over the last few years.

- 2015- Replaced plumbing/sewer drain pipe.
- 2018-Replaced east packaged HVAC rooftop unit and new safety rails added around both roof HVAC units per city code.
- 2018-Replaced heater inducer blower assembly.
- 2022-New front window, new downspouts, new exterior HVAC duct work
- Dec 2022- New roof

Current tenant has plans to vacate the location. New buyer would be required to honor the lease until tenant vacates on or before 3/31/23. Bidding starts at \$75,000. For more information please visit our website and the Property Information Packet available online.

Bidding Begins: 2PM CST | Monday, March 13, 2023

Bidding Ends: 2PM CST | Thursday, March 23, 2023

Manner of Auction: Online. Subject to Seller approval. Seller has authorized the listing brokerage firm to submit any offers to Seller prior to auction. In the event an offer is accepted, brokerage will withdraw the property and cancel the auction.

Property Location: Wichita: From Mount Vernon Rd and Broadway Ave. Building is on northeast corner.

Buyers Premium: Total purchase price will include a 10% Buyer's Premium or \$4,000/minimum, whichever is greater will be added to the final bid.

Tax Information: Sedgwick County 2022 Taxes: \$ 5,393.09+ \$ 7.11 Specials

Zoning: Limited Commercial

Minerals: Are believed to be intact and transfer with the Buyer.

Easements: Buyer to accept any and all easements, restrictions, roadways and right-of ways of record

Open House: Sunday, March 19, 2023 2-4 PM

For private showings, contact listing agent.

Earnest Money: \$ 15,000 payable to Kansas Secured Title in the form of a personal, business, cashier's check or by wire the day after the auction end and will be applied to purchase at closing. Earnest money deposits are non-refundable. Your bidding is not conditional on financing.

Closing: On or before 4/24/2023 Kansas Secured Title, 10616 Maple St, #700, Wichita, KS

Possession: Upon closing, Tenants rights.

Broker Registration: A 3% commission will be paid to qualified, licensed Kansas real estate brokers whose prospects are the successful bidders at the auction at close on the property. Broker's Registration Form must be received before Client/Buyer bidding. Under no circumstances will the broker registration be allowed the last day of bidding. No exceptions. See Broker Registration Form for more details.

For more information

Angie Vailas & Rachel Lange-Mills

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If you would like to receive information for future auctions, visit our website at www.LangeRE.com/Auctions or email: team@langere.com

