



Online Auction: 11135 W. Kellogg Drive Wichita, KS 67209

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.

Discover the potential of this 2-story building conveniently located west of the Wichita Dwight D. Eisenhower National Airport on Kellogg. This versatile building 27,064 SF on 3.91 AC is currently configured as a turnkey church, with a large sanctuary, childcare/daycare, commercial kitchen, gym space, and children's theatre. There are 6 ample office spaces, meeting/classrooms, and an auditorium with plenty of seating for large gatherings. The facility could be converted into an event venue, office/warehouse, or combination manufacturing space. The location is easily accessible and offers ample parking for clients and employees. Don't miss this chance to transform 11135 W. Kellogg Dr into the perfect location for your church or business. Bidding starts at \$500,000. For more information please visit our website and the Property Information Packet, etc available online.

Bidding Begins: 2PM CST | Tuesday, March 21, 2023

Bidding Ends: 2PM CST | Thursday, March 30, 2023 (Live video auction end starts 1:30 PM)

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: From Wichita: West on Kellogg (West Highway 54) south on 119th, east on frontage road (Kellogg Drive) to property on south side of road.

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: \$0+ \$ 3,327.69 Specials = \$ 3,327.69 (Church is tax exempt)

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: Friday, March 10th, 2023 10:30 AM-2:30 PM CST

Earnest Money: \$ 50,000 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 4/28/2023 at Kansas Secured Title, 10616 Maple St, #700, Wichita, KS

Possession: Upon closing

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 full instructions.

For more information

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This property is selling As-Is-Where-Is, in it's present condition and will be accepted by the Buyer(s) without any expressed or implied warranties or representations from the Seller(s) or their agent(s). Please visit our website for more information.

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

