

# For Sale

## Douglas Design District Redevelopment Opportunity

### PRICE REDUCED!

2618-2622 E. Douglas | Wichita, KS

### PROPERTY INFORMATION

Purchase Price  
**\$269,000**

Building Size  
**3,886 SF**  
+ Basement

Lot Size  
**9,613 SF**

Year Built  
**1989/1945**

Zoning  
**Limited Commercial**



### PROPERTY FEATURES

- Potential Drive-Thru and Expanded Parking
- Retail/Restaurant Opportunity
- Douglas Design District Frontage
- Located on Trolley Route
- Walking Distance to Many Amenities
- Flexible for Redevelopment or Owner-Occupant

### AREA NEIGHBORS

Dillons ♦ Ace Hardware ♦ Kwik Shop ♦ Two Brothers BBQ ♦ Eighth Day Books ♦ Superior Rubber Stamp & Seal ♦ Moler's Camera ♦ Love of Character ♦ Neurology Center of Wichita ♦ Farmers Insurance ♦ Speedy Cash ♦ Margarita's Cantina



### CONTACT INFORMATION

**Carl Hebert, CCIM**  
(316) 618-1100  
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**Jake Ramstack**  
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### TRAFFIC COUNTS

Douglas & Hillside: 35,131 VPD

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