

Marketing
Package

Office/Warehouse For Sale or Lease

711 N. Mt. Carmel Wichita, KS 67203



Property Information


Building Size:	5,104 SF
Lot Size:	.36 Acres
Zoning:	Limited Commercial
2018 Taxes:	\$6,868.41
Sale price:	\$375,000 \$319,000

Lease Information

Space Available:	4,312 SF Office/Warehouse
Zoning:	Limited Commercial
Lease Rate:	\$2,500/Month \$2,250/Month
Lease Type:	Industrial Gross

Demographics

Households Within 5 Miles:	80,400
Median Household Income:	\$42,340
Traffic Count (Central Ave):	22,140

Statistics Provided by  esri

Convenient location for service provider!

- ✓ Two 12ft and one 10ft overhead doors
- ✓ Highly visible from Central Ave
- ✓ 200 Amp Single Phase
- ✓ 3 Infrared Heaters
- ✓ Office and shop restrooms
- ✓ Mezzanine storage available
- ✓ 13.5ft ceilings

Contact Information

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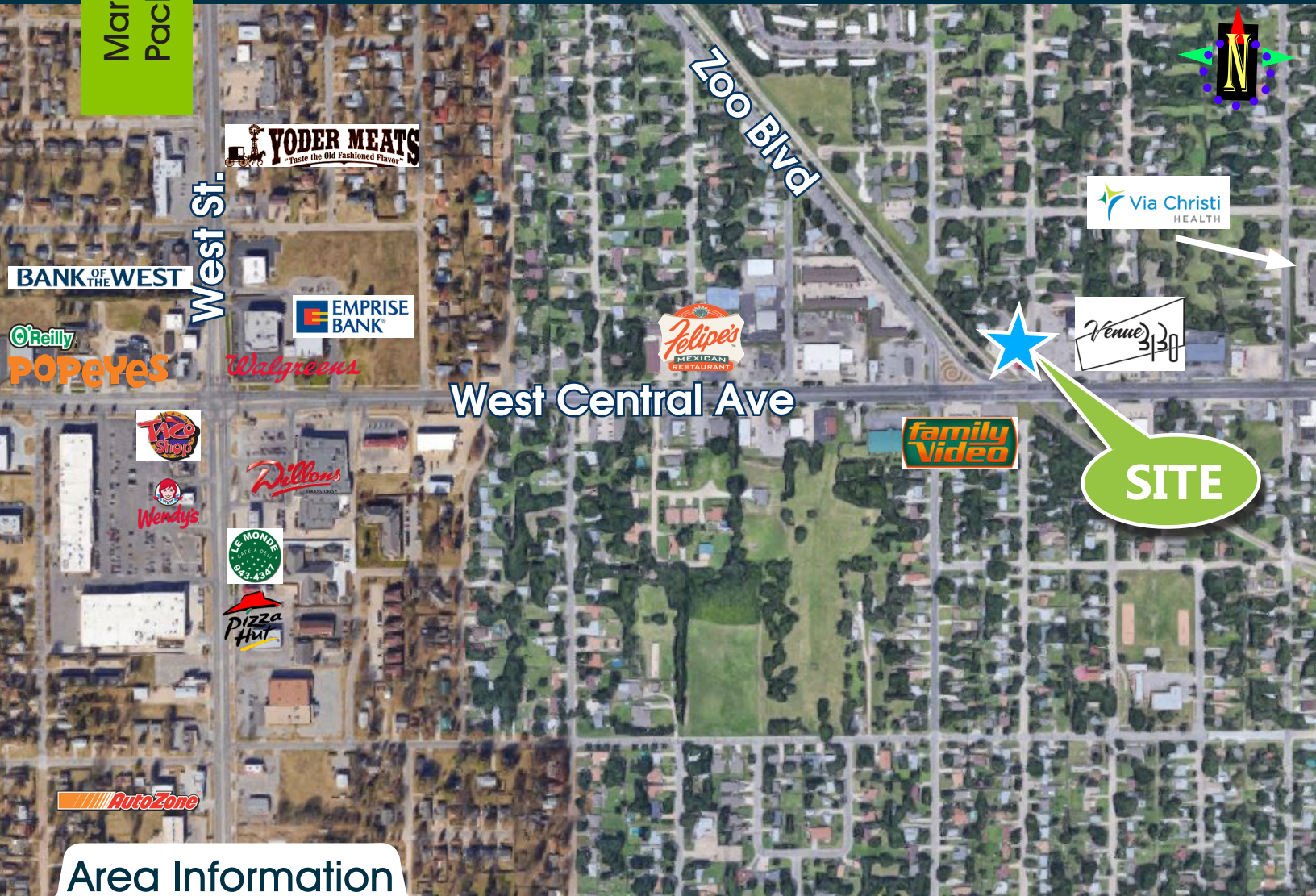
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Area Information

Area Neighbors: Yoder Meats, Bank of the West, Emprise Bank, Walgreens, O'Reilly's Auto Parts, Popeye's Chicken, Taco Shop, Dillons, Wendy's, Le Monde Cafe, Pizza Hut, AutoZone, Felipe's Mexican Restaurant, Family Video, Venue 3130, Via Christi Hope, and many more!



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