



Retail Property For Sale - 1510 E. 61st Street, Park City, KS

Ideal Investment Opportunity!

Sale Price: \$500,000.00

Location: Northwest Corner of 61st N & Hydraulic

Building Size: 5,418 SF

Lot Size: .36 acre (15,482 SF)

Year Built: 2004

Zoning: Light Commercial

Traffic Count: 10,240 VPD

Tenant: Former Great Plains

United Methodist Church



Property Highlights:

- Office/Medical/Retail options
- 3 spaces at 3,504 SF (w/kitchen suite), 1,472 SF, 1,442 SF - each with 1 to 2 ADA bathrooms
- Open design suite, allowing for build-out options and flexibility
- Est. Avg. Household Income at 1 Mile \$61,875 / 3 Miles \$73,232 / 5 Miles \$72,719
- Less than 1/2 mile from I-135 and 37,700 VPD (I-135 & 61st N)
- Front traffic visibility, easy access to/from 61st and Hydraulic
- 15 stalls and 2 handicap stalls
- Low maintenance EFIS exterior, roof replaced in 2012
- Pylon signage
- Ideally situated in established retail corridor
- Area neighbors - new Park City City Hall, Public Library, Emprise Bank, True Value, Chisholm Trail Elementary, Park City Dental, Medical Plaza of Park City, Park City Shopping Center, Simon Liquor, Applebee's, Taco Bell, Wendy's, Subway, Spangles, Cracker Barrel, Cancun Mexican Grill, Pizza Hut, ChopStix, and QuikTrip

For More Information:

GARY OBORNY

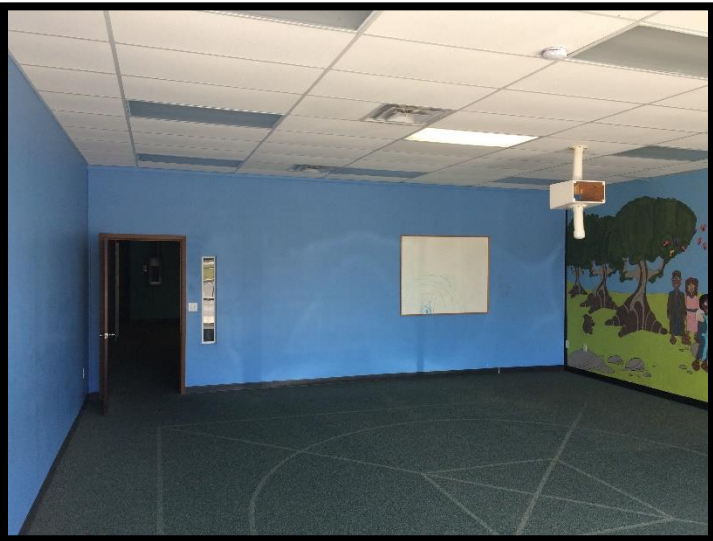
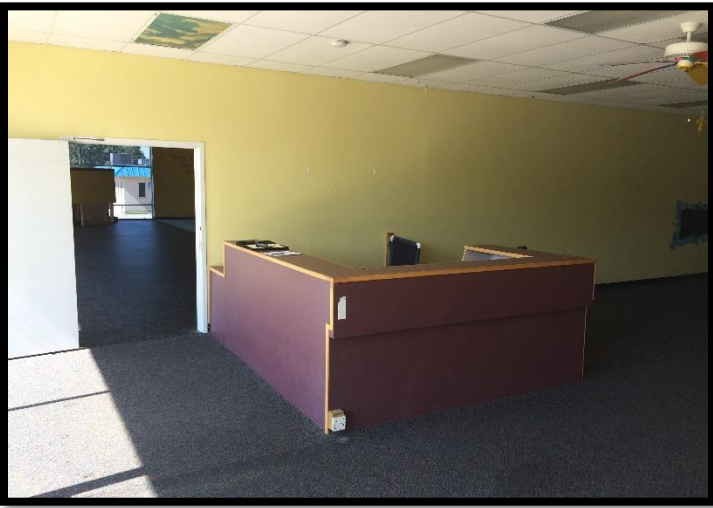
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All information deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.



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