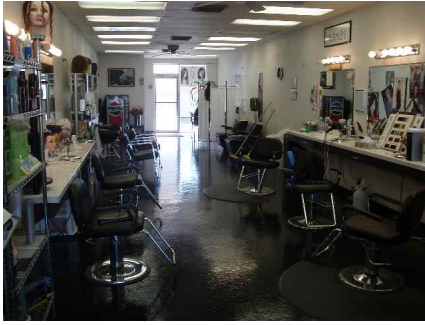


## LISTING DETAIL



**MLS #** 214530  
**Price** \$28,000  
**Status** Active  
**Address** 2039 W 21st N  
**Address 2**  
**City** Wichita  
**State** KS  
**Zip** 67203  
**County** Sedgwick  
**Area** 312  
**Class** COMMERCIAL/INDUSTRIAL  
**Type** Business Opportunity



### GENERAL

<b>Sale/Lease</b>	For Sale	<b>Net Rentable SQFT</b>	1130.00	<b>Legal</b>	none
<b>Building Size (SQFT)</b>	2,000 or Less	<b>Min. Available SQFT</b>	0.00		
<b>Zoning</b>	Neighbor Retail	<b>Max. Contiguous SQFT</b>	0.00		
<b>Number of Acres</b>	0.00	<b>Vacant SQFT</b>	0.00		
<b># of Stories</b>	1	<b>Present Use of Bldg.</b>	Hair Salon		
<b>Gross Building SQFT</b>	1200.00	<b>Land SQFT</b>	0.00		
		<b>Building on Leased Land</b>	No		
		<b>Investment Package Avail.</b>	No		
		<b>Year Built</b>	0		

**Directions** 21st North and Amidon, west on 21st one block, strip mall on south side of street. J Michaels Hair Styles

### FEATURES

<b>LOADING DOCK</b>	None	<b>UTILITIES AVAILABLE</b>	Gas, Electric, City Water	<b>TERMS OF LEASE</b>	Existing Leases
<b>RAIL</b>	None	<b>FLOORS</b>	Concrete Slab, Tile	<b>DOCUMENTS ON FILE</b>	Financial Documents, Inventory List, Leases, Operating Statement
<b>OVERHEAD DOORS</b>	None	<b>HEATING</b>	Forced Air	<b>OWNERSHIP</b>	Individual
<b>PARKING</b>	Parking Area, Parking Lot, Paved	<b>COOLING</b>	Central Air	<b>SHOWING INSTRUCTIONS</b>	Call List Agent/Office
<b>ROAD FRONTAGE</b>	City Arterial	<b>TENANT PAID EXPENSES</b>	Electricity, Gas, Internal Building Repairs, Personal Property Tax, Trash, Water	<b>SUBMISSION INFO</b>	Submit Photo
<b>LOCATION</b>	Retail Strip	<b>OWNER PAID EXPENSES</b>	External Building Repairs, Mechanical Repairs, Property	<b>TYPE OF LISTING</b>	Excl Right w/o Reserve
<b>CONSTRUCTION</b>	Concrete-Pre-Cast, Glass, Metal Fabricate			<b>AGENT TYPE</b>	Sellers Agent
<b>SIDEWALL HEIGHT</b>	11 Ft to 13 Ft				

### FINANCIAL

<b>Assumable</b>	No	<b>Special Taxes</b>	0.00
<b>With Financing</b>		<b>Special Tax Year</b>	2006
<b>Val Land</b>		<b>Special Balance</b>	0.00
<b>Val Impr.</b>	0	<b>Earnest Money</b>	LTS title
<b>Gross Income</b>			
<b>General Taxes</b>	263.23		
<b>General Tax Year</b>	2006		

### REMARKS

**Public Remarks** Turn key operation. Well Established Business has been in this location for 10 years! 5 booths, 2 shampoo bowls with set ups for two more, facial booth and wax pot. All inventory stays including washer and dryer, register and all furniture.



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