

STANDARD



MLS # 557332
Status Active
Contingency Reason
Property Type Retail
Address 503 S Washington Ave
Address 2
City Wellington
State KS
Zip 67152
County Sumner
Area S14 - Wellington
Asking Price \$5,000
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 3
Picture Count 22



GENERAL

List Agent	MARTHA WATTS - HOME: 316-775-7120	List Date	9/22/2018
List Office	Little Bull Auction & Sales Co. - OFF: 316-681-3008	Expiration Date	12/31/2018
Co-List Agent		Realtor.com Y/N	Yes
Co-List Office		Display on Public Websites	Yes
Showing Phone	945-7400	Display Address	Yes
Sale/Lease	Sale	VOW: Allow AVM	Yes
Building Size SqFt	2,000 or Less	VOW: Allow 3rd Party Comm	Yes
Number of Acres	0.10	Virtual Tour Y/N	
Zoning	Central Bus Dis	Days On Market	2
Parcel ID	00000-096-156-14-0-30-42-003.01-0	Cumulative DOM	2
# of Stories	1	Cumulative DOMLS	
Apx Gross Building SqFt	1,300.00	Input Date	9/24/2018 2:53 PM
Apx Net Rentable SqFt	1,300.00	Update Date	9/24/2018
Apx Min Available SqFt	1,300.00	Off Market Date	
Apx Max Contiguous SqFt	1,300.00	Status Date	9/24/2018
Apx Vacant SqFt	1,300.00	HotSheet Date	9/24/2018
Land SqFt	4,030.00	Price Date	9/24/2018
Present Use of Bldg	Retail	Virtual Tour 2 Label	
Bldg on Leased Land	No	Virtual Tour 4 Label	
Invest Package Available	No	On Market Date	9/22/2018
Year Built	1960	Agent Hit Count	5
Subdivision		Doc Manager	0
Legal	To be described in Title Evidence	Geocode Quality	Exact Match
Sub-Agent Comm	3	Sold Price Per SQFT	
Buyer-Broker Comm	3	Tax ID	
Transact Broker Comm	3	Update Date	9/24/2018 3:34 PM
Variable Comm	Non-Variable		
Original Price	\$5,000		
Virtual Tour 3 Label			
Level of Service	Full Service		
COO Date			
Client Hit Count	0		
Listing Visibility Type	MLS Listing		
Price Per SQFT			
Mapping			
Input Date	9/24/2018 2:53 PM		

DIRECTIONS

Directions Located at the corner of Washington and 2nd in Wellington Kansas.

FEATURES

LOADING DOCK	CONSTRUCTION	HEATING	TERMS OF LEASE
None	Frame	Forced Air	No Leases
RAIL	Other/See Remarks	Gas	DOCUMENTS ON FILE
None	SIDEWALL HEIGHT	COOLING	Other/See Remarks
OVERHEAD DOORS	14 Ft to 16 Ft	Central Air	OWNERSHIP
None	ROOF	Electric	Individual

FEATURES

PARKING	Composition	TENANT PAID EXPENSES	SHOWING INSTRUCTIONS
Parking Area	UTILITIES AVAILABLE	Other/See Remarks	Call Showing #
Street Parking	Gas	OWNER PAID EXPENSES	LOCKBOX
Parking to 10	Electric	Other/See Remarks	Combination
Other/See Remarks	City Water	ELECTRICAL	TYPE OF LISTING
ROAD FRONTAGE	City Sewer	110 Volt	Excl Right w/o Reserve
City Arterial	FLOORS	MISCELLANEOUS FEATURES	AGENT TYPE
City Secondary	Carpet	Security Systems	Sellers Agent
LOCATION	Concrete Slab	Other/See Remarks	FLOOD INSURANCE
Central Business District	Unfinished	PROPOSED FINANCING	Unknown
Corner Lot	Other/See Remarks	Cash	POSSESSION
Freestanding			At Closing
Retail Strip			
Other/See Remarks			

FINANCIAL

Assumable Y/N	No
With Financing	No
Value Land	
Value Improved	7170
General Property Taxes	\$302.80
General Tax Year	2017
Special Taxes	0.00
Special Tax Year	0
Special Balance	0.00
Gross Income	
Earnest \$ Deposited With	Kansas Secured Title

PUBLIC REMARKS

Public Remarks Location - Location - Location...!!!. Price - Price - Price!!!. Bid to Buy with \$5,000 Opening Bid to liquidate 503 S. Washington, Wellington Kansas. Great opportunity to purchase Commercial Real Estate. 1300+/- square foot freestanding retail building on corner lot with great off street parking. Very cute building with barn pitched roof plus art deco style entry. Amenities include 26x34 great room, 12x15 back room, 8x14 storage/utility, updated electrical, updated central heat and air, wired for commercial phone, internet and security. Bring your hammer, Bring your nails and Bring your paintbrush, this property needs a little Elbow Grease and you are in Business. Perfect and affordable for someone wanting an investment property or better yet, someone looking to open a business.

MARKETING REMARKS

Marketing Remarks Location - Location - Location...!!!. Price - Price - Price!!!. Bid to Buy with \$5,000 Opening Bid to liquidate 503 S. Washington, Wellington Kansas. Great opportunity to purchase Commercial Real Estate. 1300+/- square foot freestanding retail building on corner lot with great off street parking. Very cute building with barn pitched roof plus art deco style entry. Amenities include 26x34 great room, 12x15 back room, 8x14 storage/utility, updated electrical, updated central heat and air, wired for commercial phone, internet and security. Bring your hammer, Bring your nails and Bring your paintbrush, this property needs a little Elbow Grease and you are in Business. Perfect and affordable for someone wanting an investment property or better yet, someone looking to open a business. The possibilities are as limitless as your imagination. All BIDDING is to occur on our online platform at www.littlebull.online

PRIVATE REMARKS

Private Remarks ATTENTION REALTORS, We Love to Co-Op. Find the Broker/Realtor Participation agreement in the MLS additional documents section. ALL bidders must be registered by an agent BEFORE they bid or there will be no referral paid out.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	www.littlebull.online	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	10/17/2018	2 - Open for Preview
Auction Start Time	7:30	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	Before the Bidder Bids	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	1,500.00	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	2,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale Auctioneer not responsible for accidents, announcements made day of sale take precedent over all printed material. Real Estate sold "AS IS, WHERE IS" with no warranties, subject to restrictions, reservations, or zoning orders if any now exist against said property. It is the responsibility of the purchaser(s) to have any and all inspections completed prior to the day of the sale, including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint, mold, Radon, electrical, mechanical, plumbing and any other desired inspections. Buyer accepts all faults of the property whether known or unknown. Information given is from sources deemed reliable but NOT guaranteed by Sellers or Auctioneer. At closing, Buyer will agree to indemnify and hold Seller harmless from and against any and all liabilities, losses, damages, suits, penalties, claims and demands of every kind, including reasonable attorneys' fees, arising out of or relating to any conditions of any kind on the subject property, environmental or otherwise, or the operations conducted thereon. Buyer acknowledges that he, she, or it has viewed the subject property thoroughly and agrees to accept the subject property strictly "as is" without any warranties or guarantees of any kind as to the condition of the subject property. Auctioneer is acting as a SELLERS AGENT. Bidding on the property will be online and Buyers need not be present to bid, simply place your bids via our online platform at www.littlebull.online. A \$2,500-dollar earnest money deposit payable by cash, personal check, cashier's check or money order shall be due from successful bidder within 48 hours of auction close/at the conclusion of sale with the balance due on delivery of deed & marketable title. Earnest money to be held by Kansas Secured Title and is non-refundable. Successful bidder to sign a cash contract, and AS IS Addendum at the conclusion of sale. Buyers and Sellers to split closing fee and Title insurance 50/50. Taxes shall be prorated to the day of closing. All prior years' taxes to be paid by seller. Closing to occur on or before November 16th, 2018. Buyers to take possession on day of closing. Seller reserves the right to accept or reject any and all offers. Property available to view and inspect by private appointment. PLEASE NOTE THAT A BUYERS PREMIUM IS IN EFFECT FOR THE REAL ESTATE & WILL BE CHARGED TO SUCCESSFUL BIDDER AT CLOSING. * (Buyer's Premium of 10% or \$1,500 whichever is greater) AUCTION CLOSE DATE: Wednesday, October 17th @ 7:30 pm (CST) OPEN HOUSE DATES: Property Shown by Private Appointment ADDITIONAL INFORMATION AVAILABLE ONLINE AT: www.littlebull.online

PERSONAL PROPERTY

Personal Property NONE

SOLD

How Sold
Sale Price
Net Sold Price \$0
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N
Selling Agent
Selling Office
Co-Selling Agent
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2018 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.