

For Sale 8080 E. Pawnee Wichita KS **PRICE REDUCTION**

Former Specialty Hospital- Ideal for Assisted Living or Flex Space Conversion



**42,839SF building on 2.56 Acres
Accommodates 45 beds
2 nurses stations**

~~\$1,900,000~~ ~~\$1,750,000~~

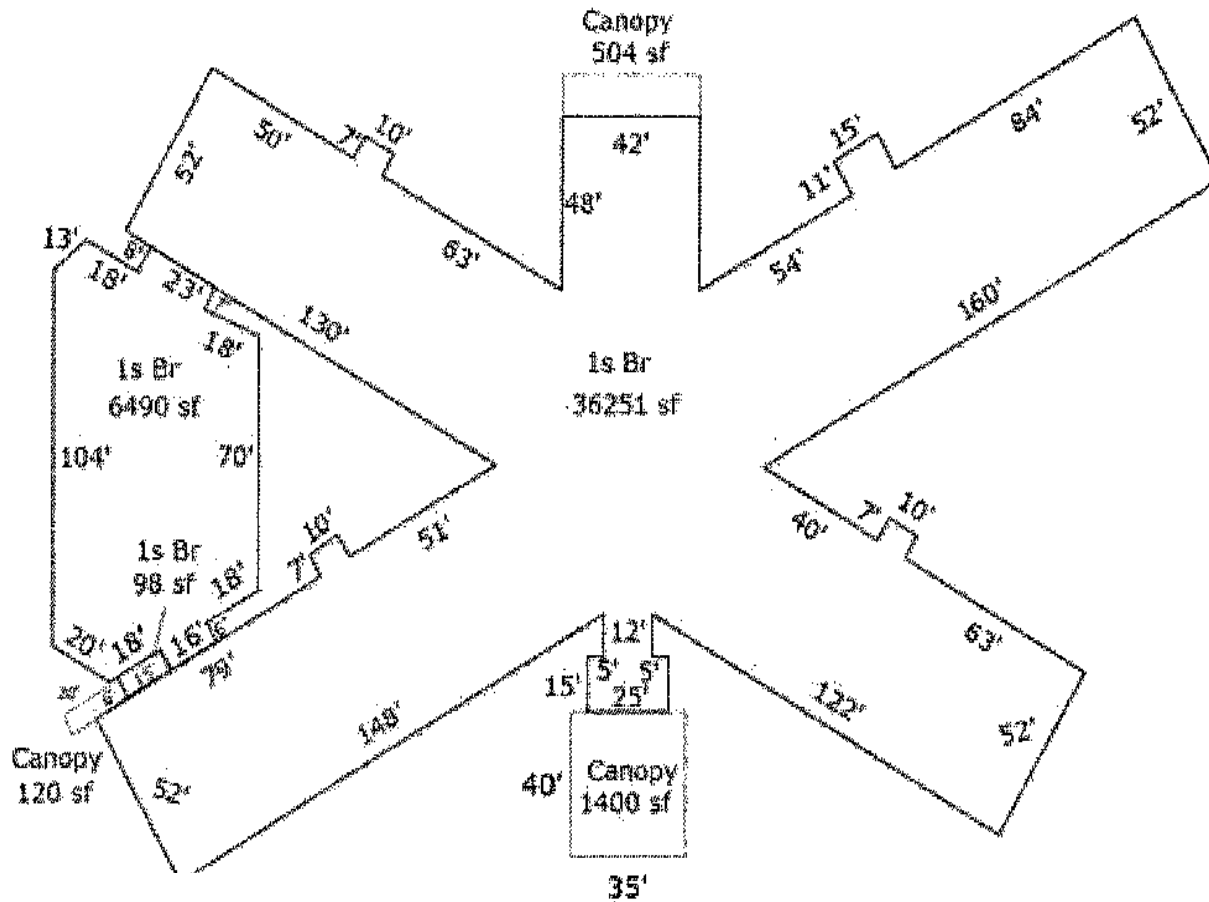
~~\$1,495,000~~

Now \$1,399,000



Contact: Craig Ablah (316) 634-2600
8110 E 32nd Str North #150 • Wichita, KS 67226

8080 E Pawnee Site Plan & Amenities



SUMMARY OF AMENITIES			
Unit Amenities:			
Balconies/porches	No	Individually controlled HVAC	Yes
Cable/satellite TV	Yes	Kitchenettes	No
Emergency pull-cords	Yes	Private baths	Yes
Fire/smoke detectors	Yes	Walk-in closets	No
Full kitchens	No	Washer/dryer hookups	No
High-speed internet	No	Washers/dryers	No
Community Amenities:			
Activity rooms	Yes	Laundry facilities	Yes
Arts & crafts rooms	Yes	Library	No
Assistance w/ ADLs	Yes	Linen Service	Yes
Bank branch	No	Lounge areas	Yes
Beauty/barber shop	Yes	Medications	Yes
Business Center	No	Pharmacy	No
Chapel	Yes	Postal services	No
Coffee Shop/Deli	No	Putting green	No
Computer room	No	Reception Area	Yes
Concierge service	No	Scheduled transportation	No
Courtyard	Yes	Security 24 hour	No
Covered parking	No	Skilled nursing care	Yes
Dining room - main	Yes	Social activities	Yes
Dining room - private	No	Spa/Whirlpool	No
Exercise facilities	No	Storage area/bin	No
Game/billiards rooms	No	Swimming Pool	No
Garage parking	No	Tennis courts	No
General store	No	Theater/Auditorium	No
Golf course	No	Therapy Room	Yes
Guest Accommodations	No	Utilities	Yes
Health center	No	Walking/nature trails	No
Housekeeping	Yes	Wanderer Mgt. System	No
Ice cream parlor	No	Woodworking shop	No

75 open parking spaces (2 handicapped)

Zoning District B Multi-family District
 Permitted uses: nursing facility, group home, assisted living, library, multifamily, school, hospital.



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Receptionist Area



Rehab Room

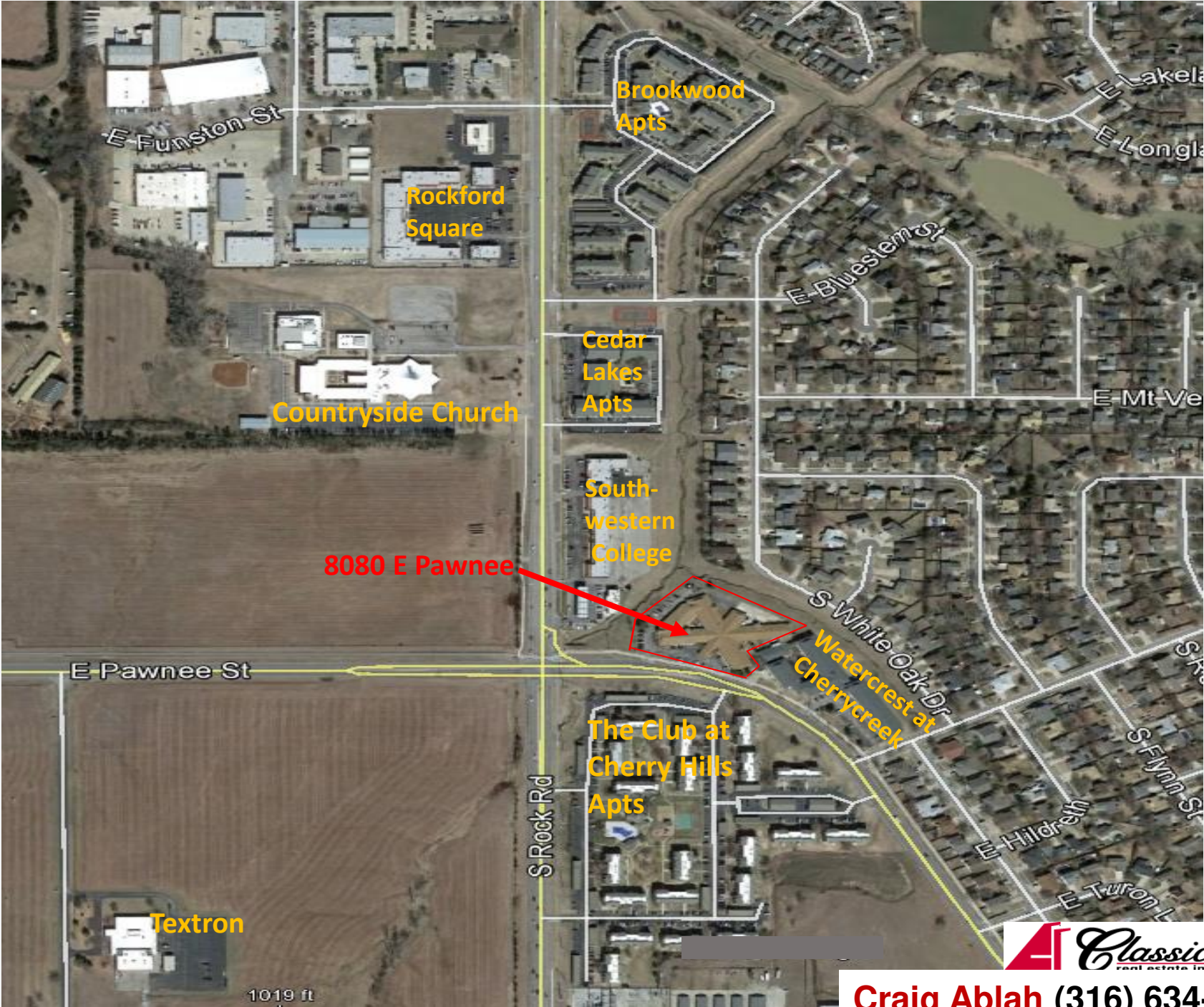


Conference Room



Patient Room

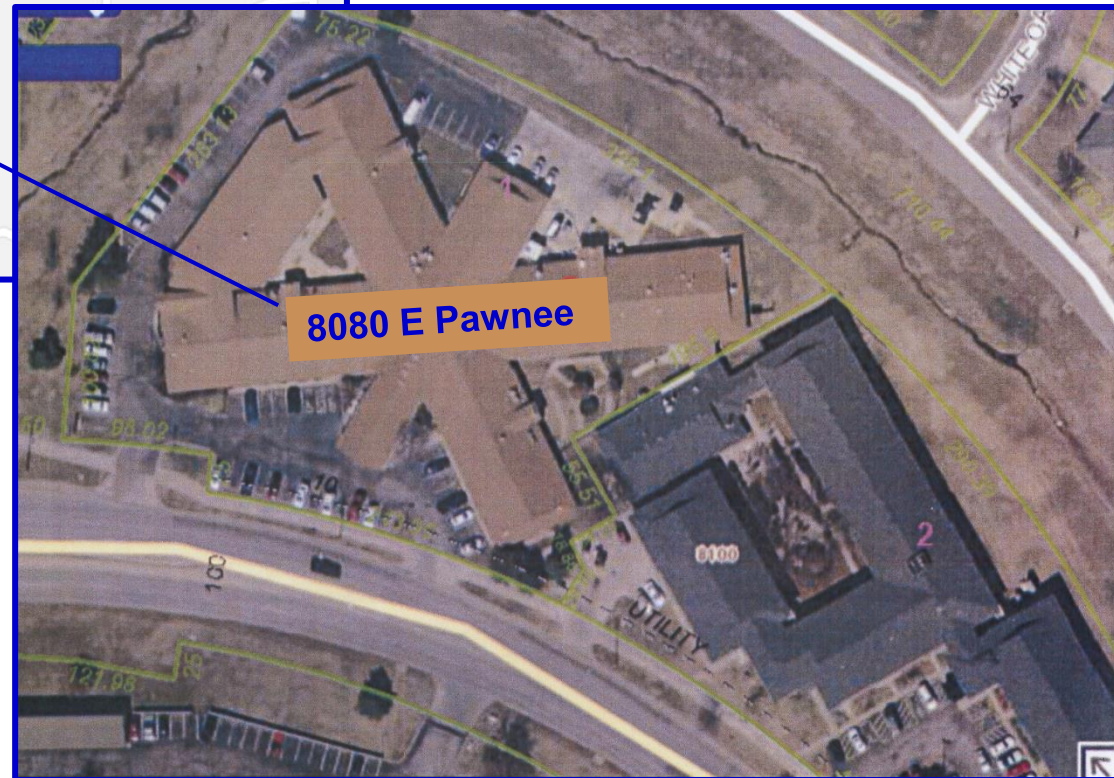
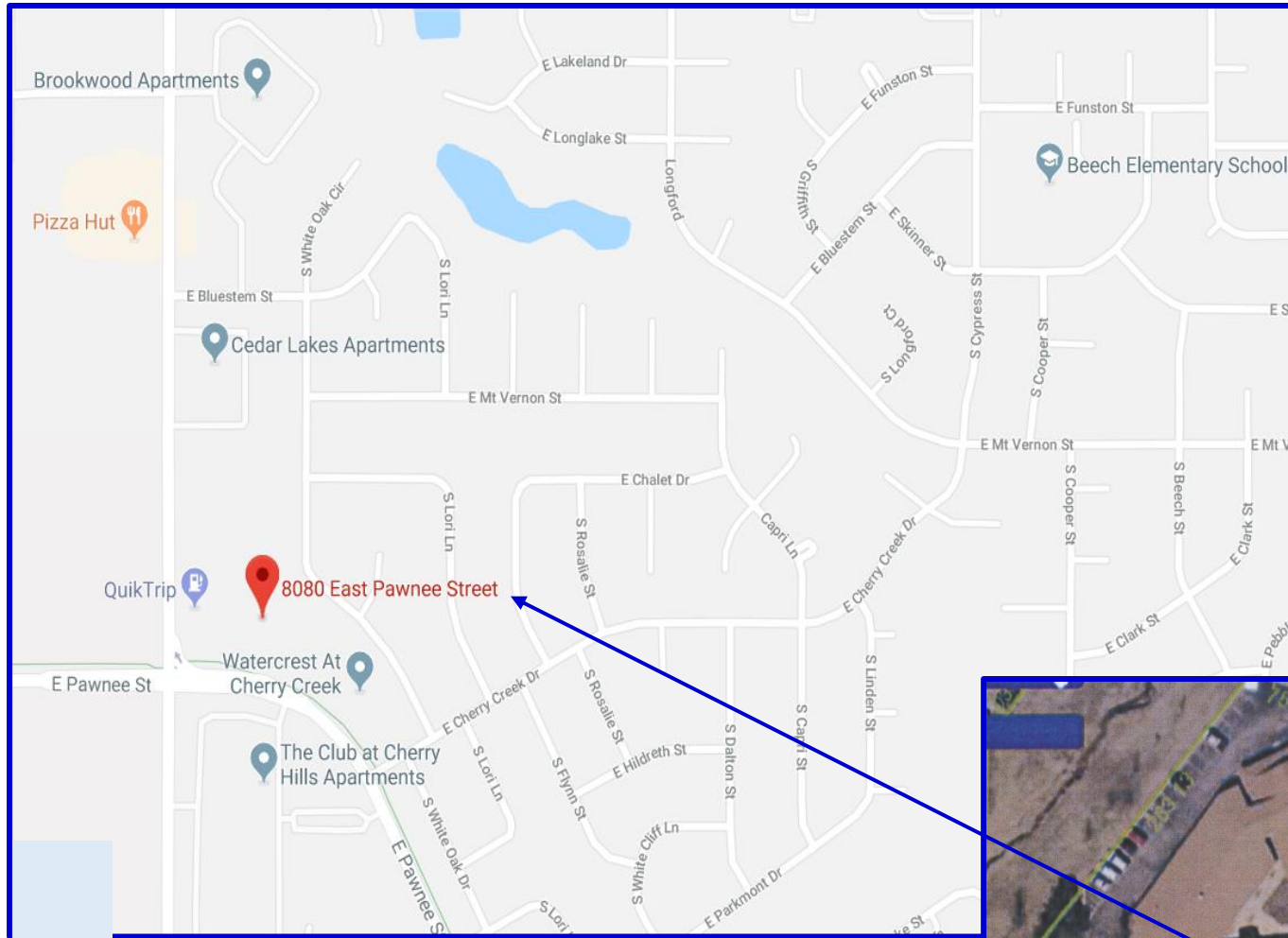
8080 E. Pawnee in Wichita KS



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