

120 and 134 Trout - Land and Building in the middle of Haysville, Kansas

120 Trout, Haysville, Kansas | Haysville, KS | US | Sedgwick County
Available SF: 5,475 | Sale Price: \$350,000



Available SF:	5,475
Total SF:	5,475
Zoning:	Commercial
Within City Limits:	Yes
Sale Price:	\$350,000
Sale Price Note:	Will entertain some creative financing as well as trades (real estate, cars, trucks, trailers, boats equipment etc)
Last Updated:	May 28, 2025

Economic Development Contact

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Realtor/Owner Contact

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Realtor
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Property and Area Description

Almost 3 acres including 3 Light commercial lots and 2 buildings in Haysville Kansas! \$500,000 as a package They are owned free and clear so closing should be quick and easy. Will entertain some creative financing as well as trades (real estate, cars, trucks, trailers, boat equipment, etc.) Move-in ready. 1.33 acre (both 120 and 134) 120 Trout Ave: 60x60 red iron construction 20x45 office/waiting room/kitchenette/bathroom/shower/washer dryer. Two 12x14 overhead doors (front and rear inline) Rear walkthrough Floor trusses over the office with steps. Perfect storage area 400-amp service Led lighting throughout. On-demand tankless water heater Stainless French-door refrigerator and washer and dryer stay as well as 50" TV. Stand-alone ac unit for office. Has four security cameras and will need internet and a computer to get them back online. 134 Trout Avenue: 75x25 Block construction 4-year-old roof Fresh paint on walls Three overhead doors Two walkthroughs Led lighting. 200-amp service Gas heat .61-acre empty lot is 101 Turkle

Population

	268,587	559,688	610,817
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	108,550	219,999	239,677
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: US 81 (1 mi.)
Nearest Airport: Jabara
Nearest Commercial Airport: Wichita Dwight D. Eisenhower (4.7 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: Evergy
Water: City of Haysville
Sewer: City of Haysville