

# NORTH GATE CENTER FOR SALE/LEASE



## NORTH GATE CENTER FOR SALE OR LEASE



ReeceNichols  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.  
COMMERCIAL DIVISION

### 638 W. 33rd Street North Wichita, KS 67204

Price: \$649,000

Lease Rate:

- Suite A: 1,154 SF, \$1,000/month
- **LEASED** - Suite B: 482 SF
- Suite C: 532 SF, \$600/month
- Suite D: 722 SF, \$750/month
- Suite E: 1,070 SF, \$1,000/month
- Suite F: 1,950 SF, \$1,800/month
- **LEASED** - Suite G: 12,000 SF
- **LEASED** - Suite H: 6,000 SF

### Property Description:

- Variety of Sizes available for your business
- 2.04 acres of land
- Building built in 1962
- 25,997 square feet of building
- 2023 Taxes - \$10,934
- Zoning - LC

Call Tim or Ryan for more information!

Demographics	1 Mile	3 Miles	5 Miles
Population	5,463	45,318	143,667
Avg. HH Income	\$72,584	\$75,292	\$79,895



Tim Kerr  
316.218.5150  
timkerr@reecenichols.com



Ryan Kerr  
316.775.8900  
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1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

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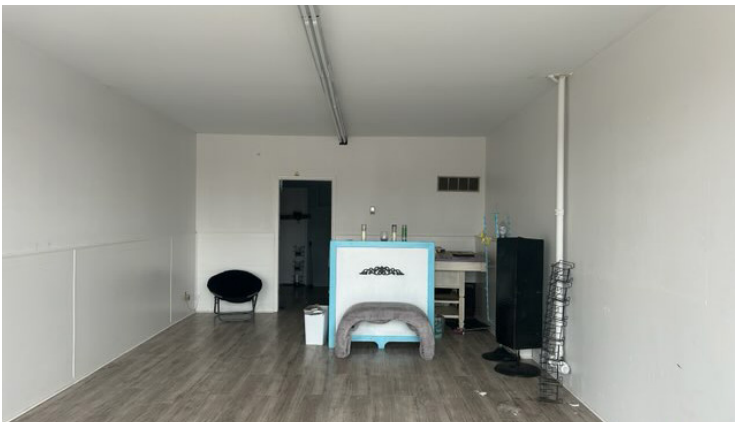
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