

RETAIL INVESTMENT WEST WICHITA

Location: 749 N West Street, Wichita, KS 67203

**COMMERCIAL INVESTMENT PROPERTY
HIGH TRAFFIC AREA - HIGH VISIBILITY - AMPLE PARKING**



Price: \$ 1,200,000.00
Total Lot Size: 1.32 +/- Acres
Total Building Size: 15,108 +/- SF
Year Built: 1967
Zoning: Limited Commercial
Taxes : General - \$22,386.97
Specials - \$ 100.00



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RUPP|STEVEN

ReeceNichols South Central Kansas

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Location: 749 N West Street, Wichita, KS 67212

RENT ROLL

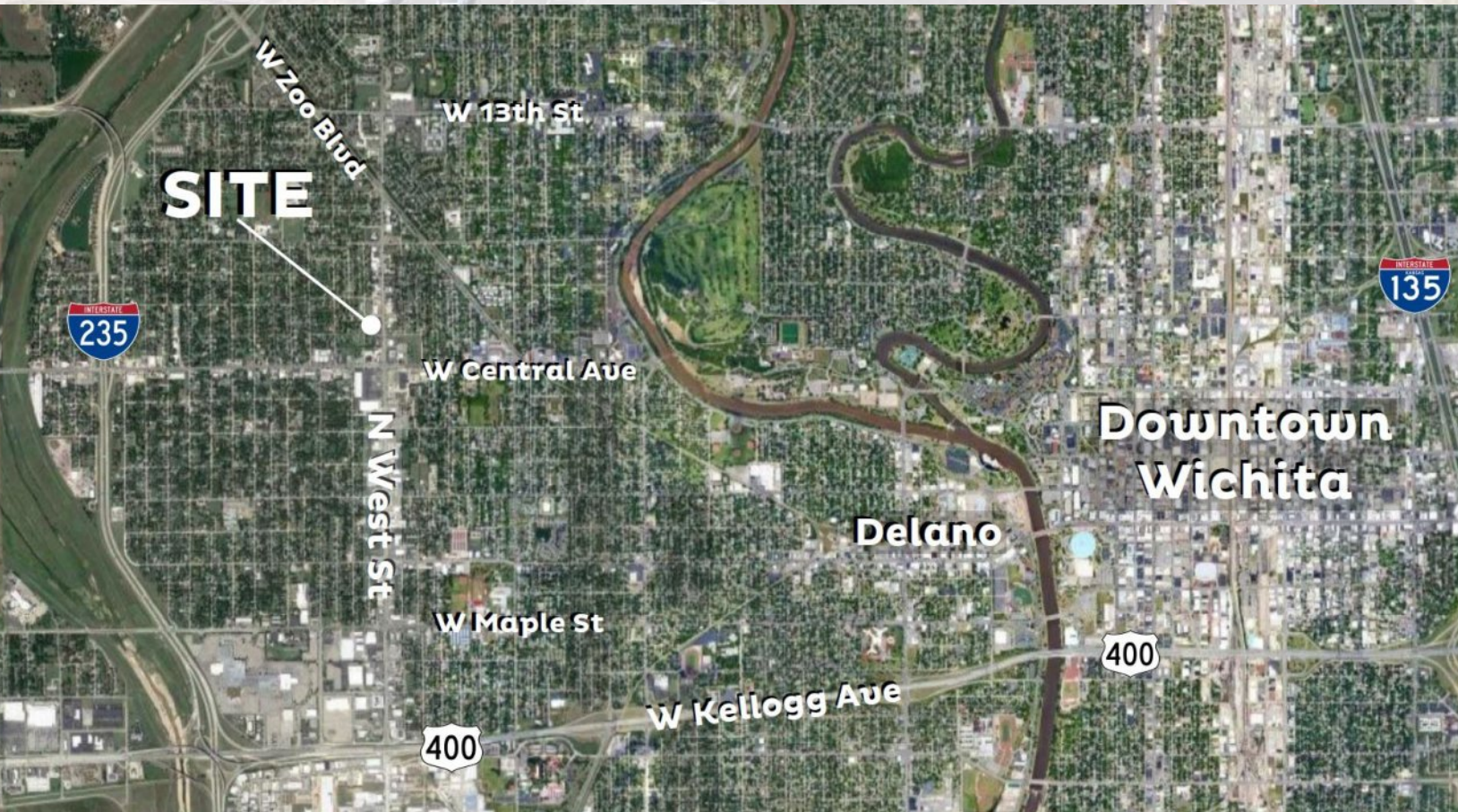
<u>Location/Tenant</u>	<u>Rent</u>	<u>Term (Gross Leases)</u>
749 N West: Angel Spa	\$ 1,400.00	Expires March 2028
753 N West: Pro Med	\$ 825.00	Month To Month
755-759 N West: Kelly Compliance	\$ 1,525.00	Expires March 31st, 2026
761 N West: Street Hair Fairy	\$ 700.00	Month To Month
763 & 767 N West: Generations	\$ 2,315.00	Expires March 2026 Expires
779 N West: Crazy Crab	\$ 2,300.00	9/31/22 - (1) Three year renewal options
Monthly Gross Income	\$ 9,065.00	
Annual Gross Income	\$108,780.00	



Please DO NOT DISTURB TENANTS!

No showings until we have come to an agreement in LOI or contract form.

All information deemed reliable but not guaranteed. Buyers and Agents are to verify all information at their sole discretion. Listing Broker and Agent do not make any guarantees or warranties of any kind.



ReeceNichols
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