

6-PLEX INVESTMENT OPPORTUNITY

217 E. 19TH ST., WELLINGTON, KS 67152



FOR SALE



SALE PRICE: \$720,000
YEAR BUILT: 2025
UNIT MIX: 3 Bed/ 2 Bath
LOT ACRES: 0.72

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	4,397	7,890	8,250
 Avg. HH Income	\$70,862	\$69,938	\$70,456
 Median Age	37.0	38.0	38.2

TRAFFIC COUNTS

N. A St. & Hwy 160 12,941 VPD

ABOUT THIS PROPERTY:

- New in-unit appliances.
- On-site covered carport parking positioned directly adjacent to the building.
- Six unit multifamily investment opportunity with stable occupancy and consistent cash flow.
- Fully leased property generating \$6,500 per month in gross rental income.
- Tenants responsible for all utilities, minimizing operational expenses.
- NRP tax rebate in place with 95% rebate remaining for approximately 4.6 years.
- Current net operating income of \$70,812.



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Ryan Kerr | 316.775.8900 | ryankerr@reecenichols.com
Tim Kerr | 316.218.5150 | timkerr@reecenichols.com

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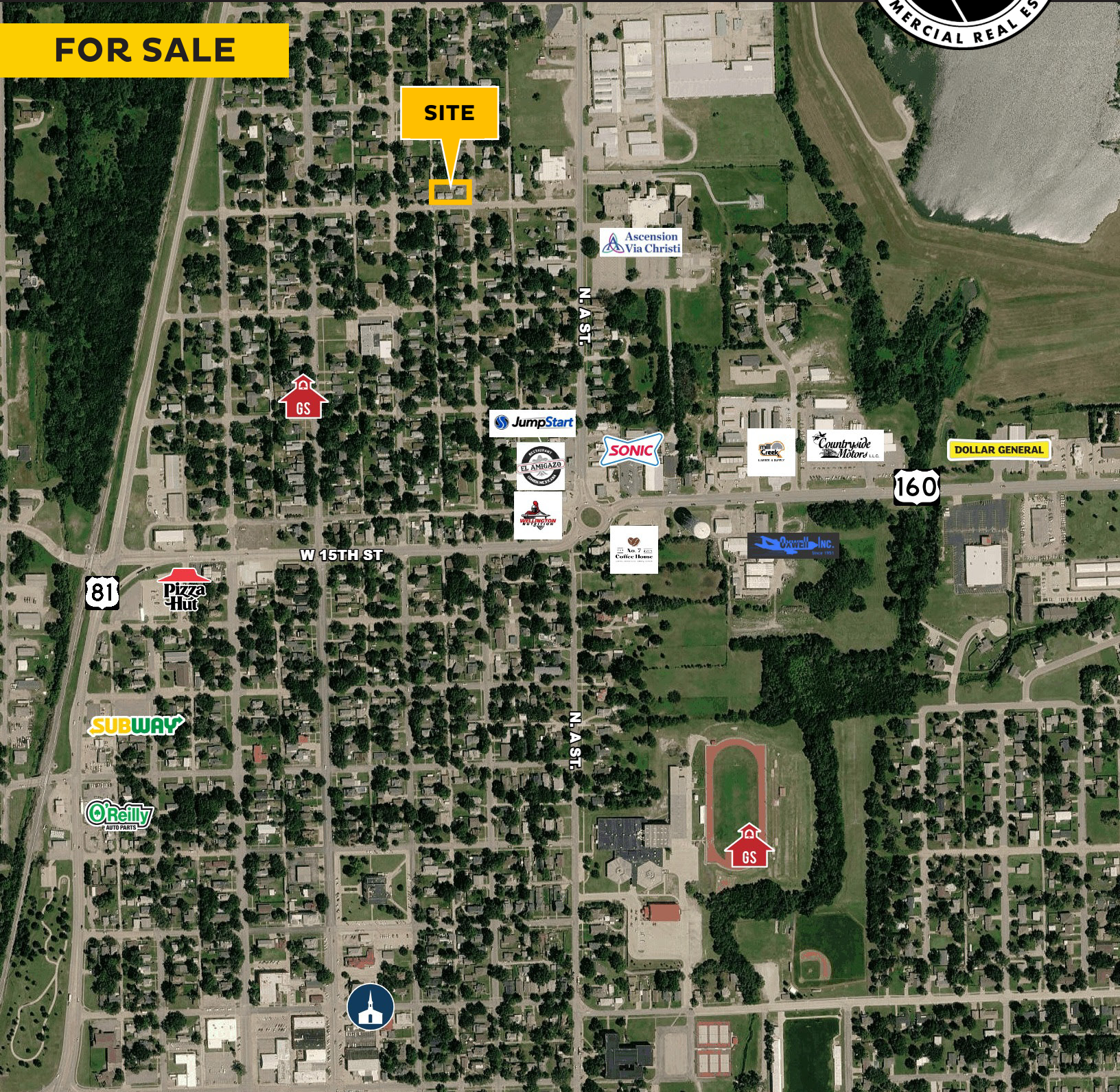
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