RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 4524-4526 N Sandplum St, Wichita, KS 67205

INVESTMENT OPPORTUNITY – NORTHWEST WICHITA
FULLY LEASED 2 UNIT DUPLEX – MAIZE SCHOOL DISTRICT



List Price: $410,000.00

Lot Size: 9,418 ± SF

Total Building Area: 2,680 ± SF combined

- 1,340 ± SF Above Ground Finished per Unit

Year Built: 2022

School District: USD 266 - Maize

Occupancy: 100%

Unit Sizes:

- Bedrooms: 4
- Bathrooms: 3
- Garage: 2 car attached
- Laundry: In Unit

2026 Property Taxes:

- General: $5,426.37
- Specials: $3,389.24

FINANCIAL SUMMARY - RENT ROLL

Unit	Monthly Rent	Lease End Date	Tenancy
4524 Sandplum	$1,695.00	November 22nd, 2026	Leased
4526 Sandplum	$1,845.00	August 31, 2027	Leased
TOTAL	$3,540.00	$42,480.00 / year	Scheduled base rent

Please Contact Reese Bayliff for Showing Details

ReeceNichols SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

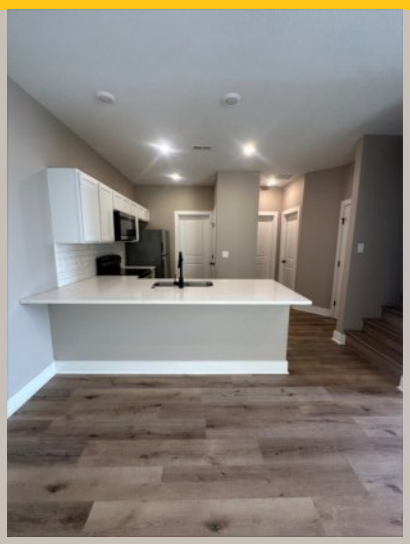
John Rupp, ALC
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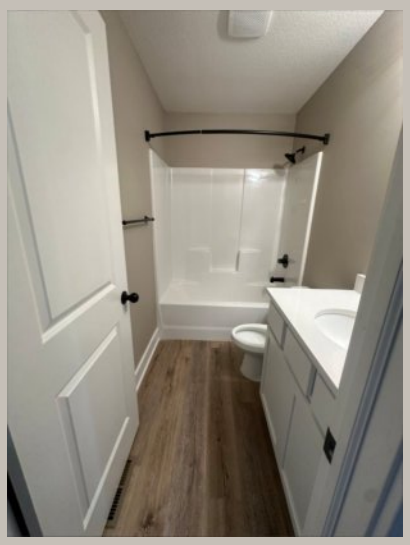
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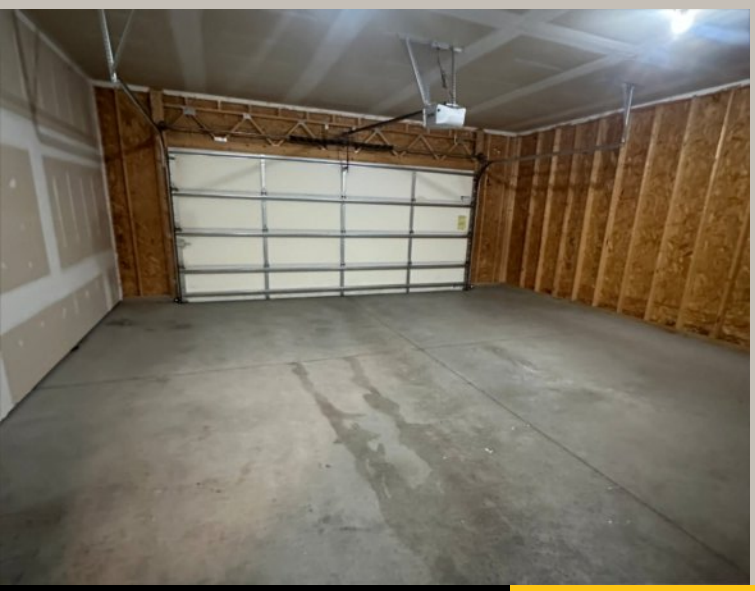
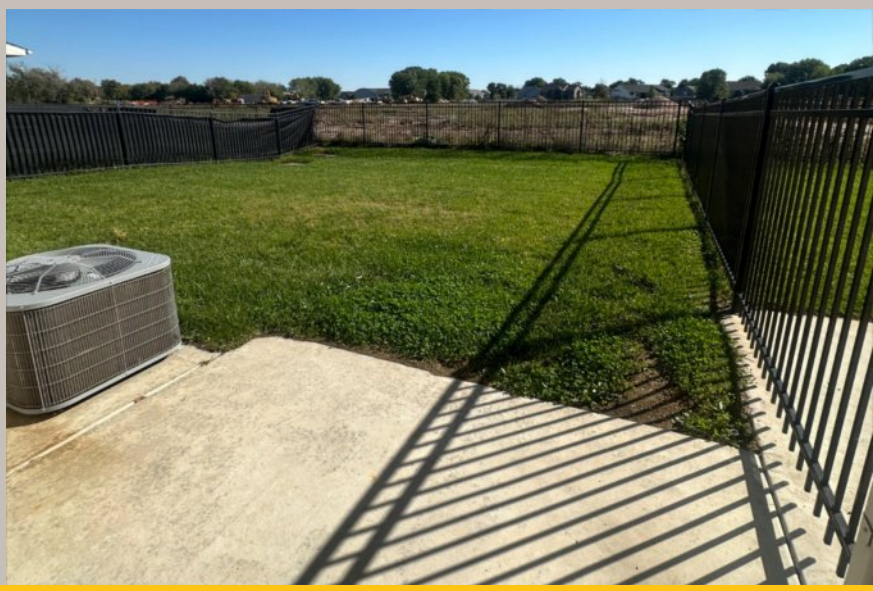
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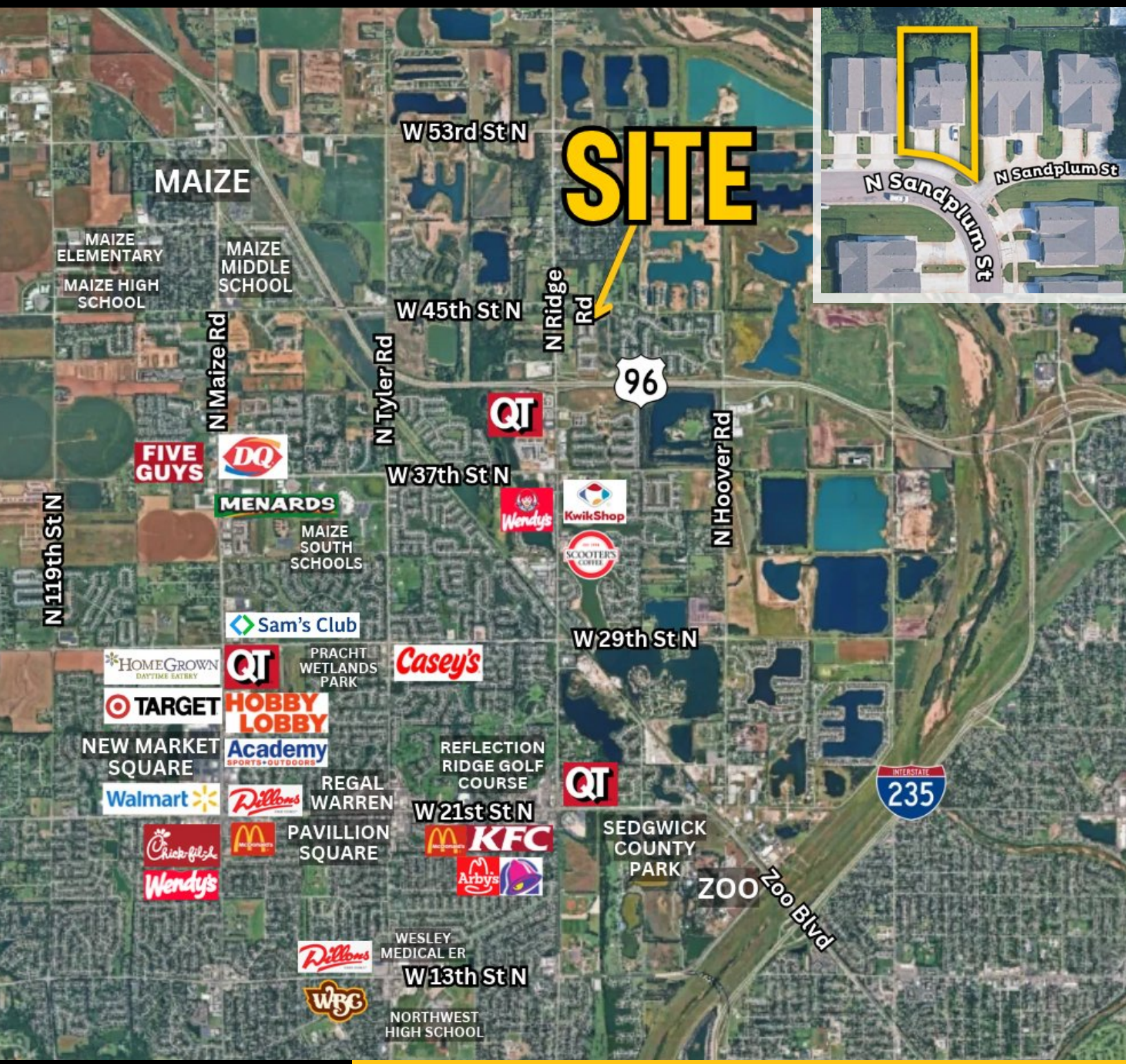
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