RUPP|STEVEN
ReeceNichols South Central Kansas

FOR SALE

Address: 2354-2356 S Dalton St, Wichita, KS 67207

INVESTMENT OPPORTUNITY – SOUTHEAST WICHITA

2 UNIT DUPLEX – BOTH UNITS LEASED – $2,475/MO TOTAL BASE RENT



List Price: $285,000.00
Lot Size: 10,690 ± SF (0.25 ± Acres)
Total Building Area: 3,850 ± SF combined
- Above Ground SF: 2,008 ± SF combined
- Finished Basement SF: 1,842 ± SF combined

Year Built: 1987
School District: USD 259 - Wichita
Occupancy: 100%

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

2026 Property Taxes:
- General: $2,300.15
- Specials: $8.00

FINANCIAL SUMMARY - RENT ROLL

Unit	Base Rent/Mo	Lease End Date	Tenancy
2354 S Dalton	$1,250.00	June 30, 2027	Leased; renewal signed
2356 S Dalton	$1,225.00	September 30, 2027	Leased; renewal signed
TOTAL	$2,475.00	$29,700.00 / year	Scheduled base rent

Please Note: *No showings will be permitted until an LOI or offer with mutually agreed terms has been established between Buyer and Seller. Once terms are agreed upon, a property showing can be coordinated with the existing tenants.*

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

Jake Steven, ALC
316.708.5960
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Reese Bayliff
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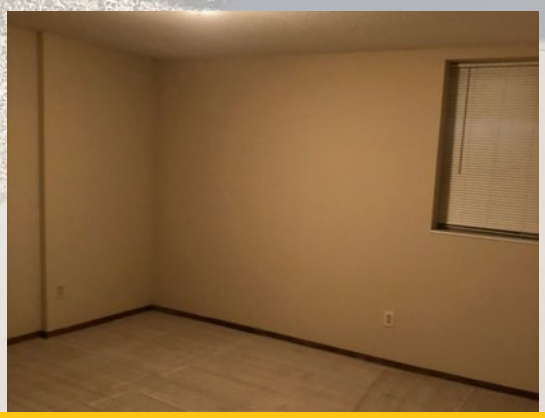
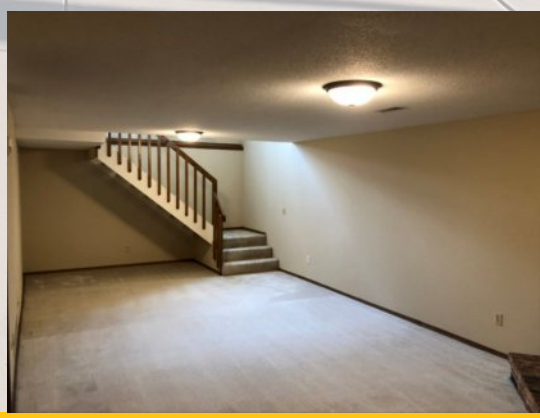










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