

Office Building for Sale – Leased Investment Off Kellogg & 119th St W, West Wichita

LISITING PRICE: \$1,850,000



PROPERTY FEATURES:

- Total rentable space: 9,996 sq ft main level + 3,500 sq ft basement
- Built 2017, brick construction with energy-efficient windows & foamed attic
- Professionally landscaped grounds with pond and fountains



TENANT INFORMATION: Monthly \$15,938± Gross Leases

- Suite 101: Meridian Title — Month-to-month lease at \$2,558/month
- Suite 105: Keller Williams Hometown Partners — 3-month lease with optional 3-month extension at \$10,630/month (tenant responsible for all utilities, cleaning & maintenance)
- Suite 109: Guild Mortgage — 3-year lease at \$2,750/month



INVESTMENT HIGHLIGHTS:

- Stable income stream: Approx. \$191K annual gross rent
- Low operating costs due to tenant responsibility for utilities and maintenance (Suite 105)
- Located in a growing commercial corridor with excellent accessibility and visibility
- Ideal for investors seeking turnkey income or future owner-occupancy



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Off Kellogg & 119th St W, West Wichita

FOR SALE

\$1,850,000

- **3 tenants:** 100% occupied main level, vacant basement
- **2017 build**
- **13,496± total sq ft** (9,996± sq ft main level, 3,500± sq ft partially finished basement)

Summary Financials

Suite	Rent (Monthly)	Lease Term	Annual Income
Suite 101	\$2,558	Month-to-month	\$30,696
Suite 105	\$10,630	3-month lease + optional 3-month ext.	\$127,560 (projected)*
Suite 109	\$2,750	\$2,750	\$33,000
TOTAL ANNUAL INCOME			\$191,256

*Suite 105 annualized assuming full 12 months at current rate



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