



EAST HARRY RETAIL

FOR SALE/LEASE 3301-3305 E. HARRY ST., WICHITA, KS 67218

SALE PRICE	\$925,000
LEASE RATE	\$15.00/SF, NNN
BUILDING SIZE	5,444 SF
AVAILABLE SPACE	STE. 105: 1,804 SF
ESTIMATED INSURANCE, TAXES & CAM	\$5.57/SF
PARKING	42 Spaces
2025 TAXES	Generals: \$17,964.84 Specials: \$400.00

PROPERTY HIGHLIGHTS

- Opportunity to be located at the busy intersection of Harry and Hillside.
- Located across the street from Ascension Via Christi St. Joseph Hospital.
- Join area businesses including: All Saints Catholic Church, McDonald's, Wendy's, Taco Bell, Fidelity Bank, and more.

TRAFFIC COUNTS



Approx. 16,605 VPD along Harry St.
Approx. 8,787 VPD along Hillside

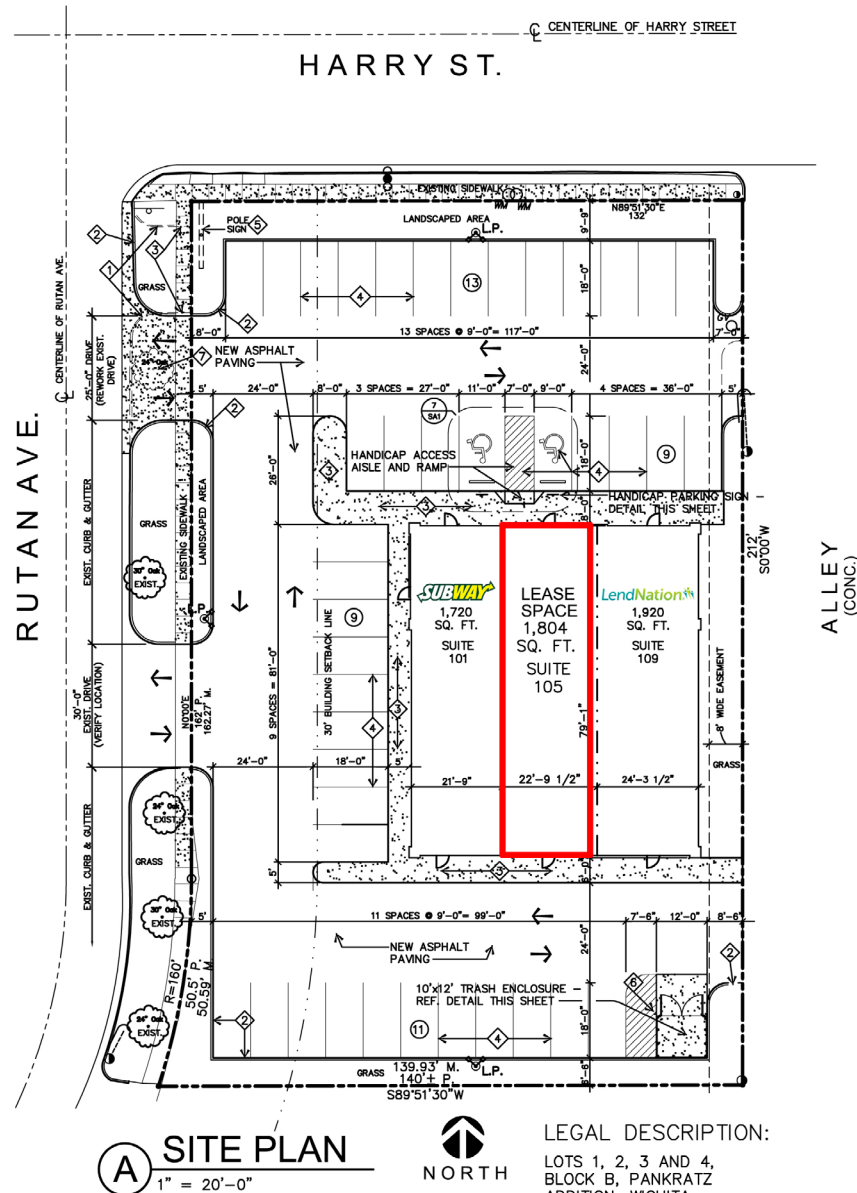


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SITE PLAN



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WEIGAND
COMMERCIAL

AERIAL VIEW



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