

For Sale

## Office/Warehouse Property

12,800 SF | \$1,200,000



## 3601 W. Harry

Wichita, Kansas 67213

### Property Highlights

- 8-Bays of 1,600 SF Each
- 100% Occupied
- Pro Forma NOI - \$96,873.22
- 8.07% Cap Rate

### Property Description

This fully leased investment opportunity features eight bays, each spanning 1,600 square feet, providing a total of 12,800 square feet of income-generating space. With a net operating income (NOI) of \$96,873.22 and an attractive 8.07% cap rate, this property offers strong financial performance and stability. Ideal for investors seeking a well-leased asset with consistent cash flow

### Offering Summary

<b>Sale Price:</b>	\$1,200,000
<b>Building Size:</b>	12,800 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,581	29,105	74,732
<b>Total Population</b>	6,045	69,735	179,632
<b>Average HH Income</b>	\$41,455	\$43,458	\$47,744

For More Information

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**Wichita  
Business Park**



Google

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