

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

Sale Price:	\$1,200,000
Building Size:	12,800 SF

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

For More Information

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