

# HOME HEALTH INVESTMENT PROPERTY

2758 N. Wellesley Ave., Wichita, KS 67220



**SALE PRICE:** ~~\$325,000.00~~ \$250,000.00  
**PRICE REDUCED**

**BUILDING SIZE:** 2,040 SF

**LOT SIZE:** 8,384 SF





**YEAR BUILT:** 1953

**ZONING:** SF-5

**2023 TAXES:** Generals: \$868.98  
Specials: \$61.01

## PROPERTY HIGHLIGHTS

- Single family home converted to Nursing Care/ADA standards for home health business.
- Tenant with long work history, new 3 year lease, and personal guarantee.
- Financial report available upon request.
- Located across from a school.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	7,502	66,362	162,386
 <b>AVG. HH INCOME</b>	\$57,417	\$70,570	\$77,152
 <b>MEDIAN AGE</b>	35	37	39
TRAFFIC COUNTS			
 <b>27TH ST. &amp; HILLSIDE AVE.</b>	9,550 VPD		



Offered exclusively by: **Matthew McClure** | 316-292-3910 | [mmcclure@weigand.com](mailto:mmcclure@weigand.com)

# HOME HEALTH INVESTMENT PROPERTY

2758 N. Wellesley Ave., Wichita, KS 67220



Offered exclusively by: **Matthew McClure** | **316-292-3910** | **mmclure@weigand.com**

# HOME HEALTH INVESTMENT PROPERTY

2758 N. Wellesley Ave., Wichita, KS 67220



Offered exclusively by: **Matthew McClure** | 316-292-3910 | [mmcclure@weigand.com](mailto:mmcclure@weigand.com)