

# PRICE REDUCED Investment Property FOR SALE 1835 S Florence- Wichita KS

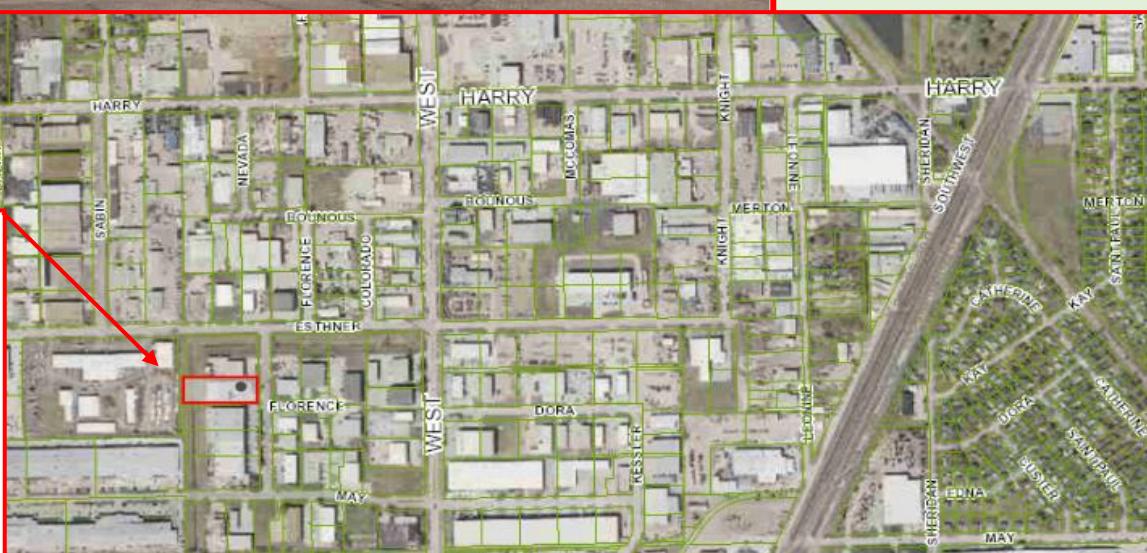
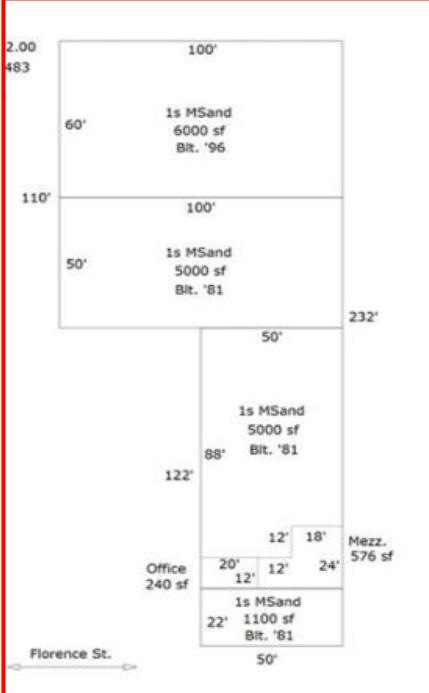


**Craig Ablah (316) 734-1148**

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8110 E 32<sup>nd</sup> Str N #150 - Wichita, KS 67226



17,000 SF warehouse

1 dock door

729 SF office

16'-18' ceiling height

2 drive in doors

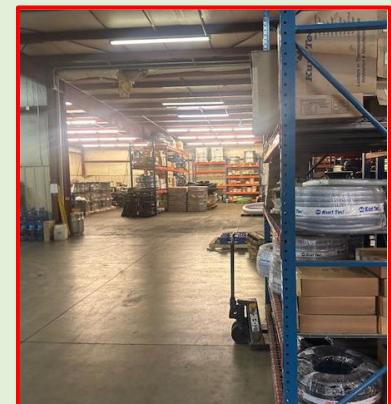
Land Size 54,499 SF

Brand New Roof installed 2025

NOI \$132,300 Cap Rate 8% Lease Expiration 12-31-2028

Tenant has 3% annual increases during lease term as well as during 2 option periods

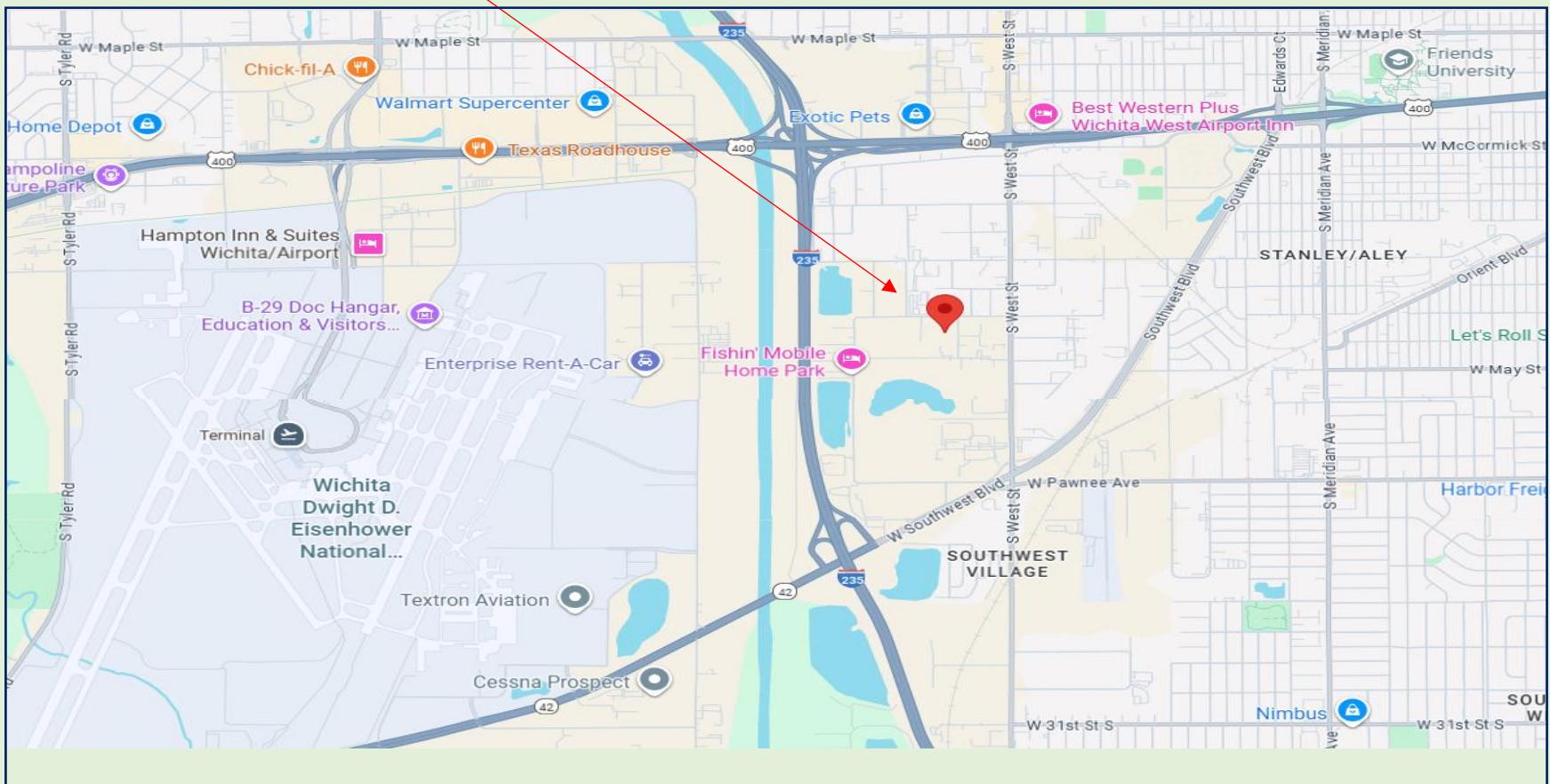
**SALES PRICE \$1,890,000 ~~\$1,890,000~~ \$1,653,750**



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[Austin Hose](#) started in 1966 and was purchased by the current owners in 2004. It is still privately held. They specialize in industrial/hydraulic hose and have branches throughout Texas, Oklahoma, Louisiana, Pennsylvania, Kansas, and California. Financials can be provided upon request and approval of prospective buyer.



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