



LANDMARK
COMMERCIAL
REAL ESTATE



ALICIA'S GARDEN APARTMENTS FOR SALE

6442 East Bayley St. | Wichita, KS 67207

DAVID M. LEYH, CCIM, SEC
Sr. Vice President/Associate Broker
dleyh@landmarkrealestate.net
M: 316.371.8087



LANDMARK COMMERCIAL REAL ESTATE

www.LandmarkRealEstate.net

(316)262.2442

PROPERTY SUMMARY

6442 East Bayley St. | Wichita, KS

SALE PRICE: \$2,700,000

Gross SF: 36,800 SF

Total Units 16 Buildings | 48 Units

Year Built: 1952

2025 Taxes \$18,331.00

Units: 16 - 1 Bed, 1 Bath - 650 SF
32 - 2 Bed, 1 Bath - 800 SF

FEATURES

- Forced Air Furnace/Window AC
- Raised Slab Covered Porch
- Off Street Parking
- Pitched Roofs / Composite Shingles (newer) guttering
- Half Exterior Doors Replaced
- Brick Veneer Over Frame Construction
- Oven / Range / Refrigerator
- Washer & Dryer Hookups
- Garbage Disposal
- Double SS Sink W/ Sprayer
- Separate Water/Gas/Electric
- Crawl Space

DEMOGRAPHICS

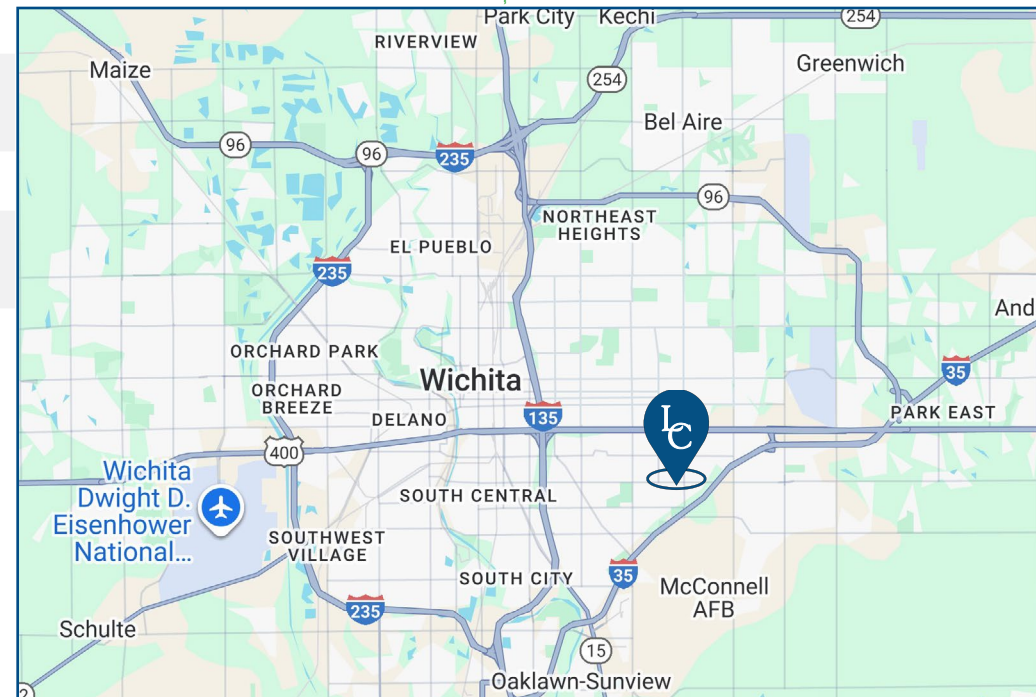
	1 Mile	3 Miles	5 Miles
Population:	13,133	86,403	183,458
Households:	5,730	36,919	77,152
Avg. HHI:	\$43,059	\$60,730	\$81,423
Median Age:	34	35	35

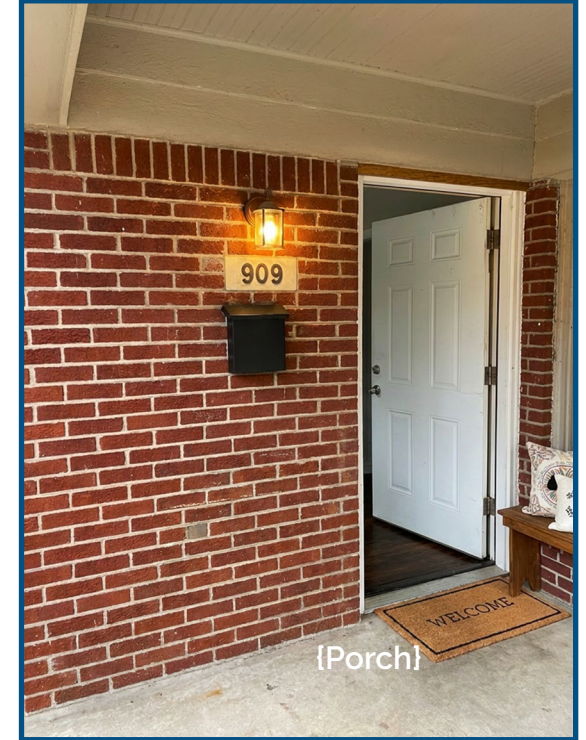
UPGRADES

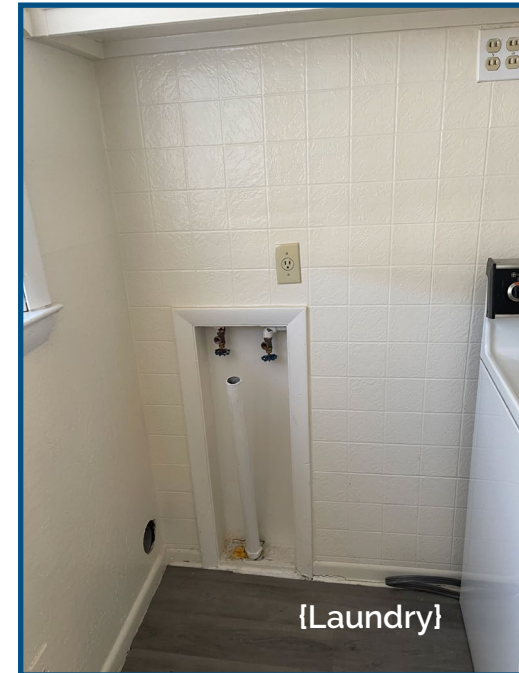
Current Owners have invested well over \$500K on Reahab to Include:

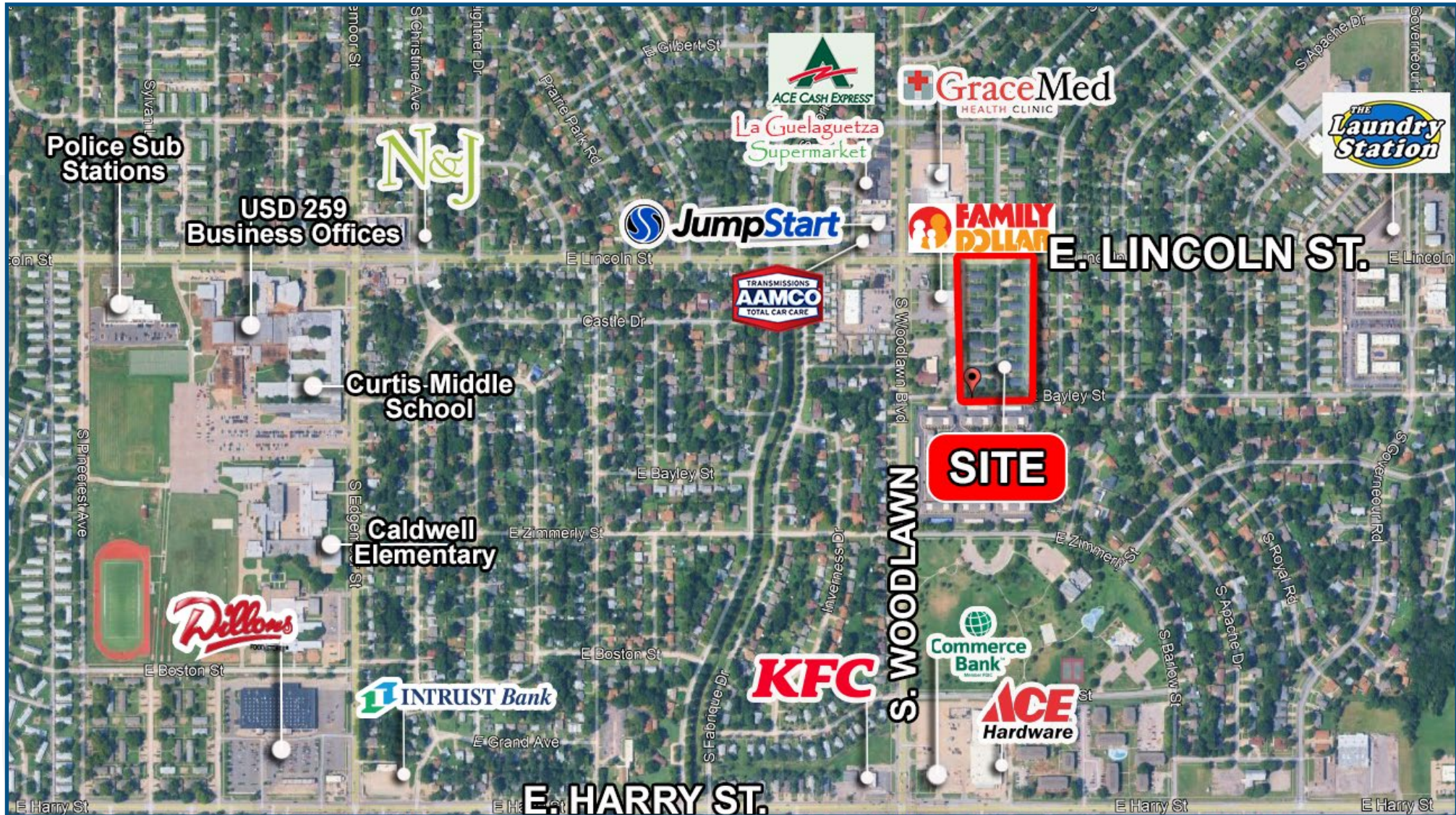
- Bathroom & Fixtures
- Flooring
- Doors
- Hardware
- Granite Countertops (12 Units)
- New Furnace (10 Units)
- New Waterheater (12 Units)
- New External Lighting
- Roof & Gutters
- Large Signage on Lincoln Street

IN THE NEIGHBORHOOD









CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



DAVID M. LEYH, CCIM, SEC

Sr. Vice President/Associate Broker
dleyh@landmarkrealestate.net
M: 316.371.8087

ABOUT LANDMARK

With over 35 years of experience, Landmark Commercial Real Estate has built a reputation as the leading commercial real estate firm in Wichita. Our team provides unmatched expertise in the sale and purchase of commercial properties, representing sellers, buyers, tenants, and landlords. Landmark offers comprehensive market knowledge, strategic insights, and a commitment to client success. Whether you're looking to buy, sell, lease, or need property management, Landmark's team of dedicated and knowledgeable professionals delivers full-service support designed to help you make confident, informed real estate decisions.

DISCLAIMER

Information included herein was provided by third parties and should only be used for information purposes. Landmark Commercial Real Estate, Inc. and their respective agents, representatives, and employees (i) make no representations or warranties of any kind, express or implied, with respect to the accuracy or completeness of any information herein, and (ii) shall have no liability whatsoever arising from any errors or discrepancies between the above listed information or actual documents.