

# Fresenius

3904 6th Street | Great Bend, Kansas 67530



## OFFERED EXCLUSIVELY BY

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Subject Property



Click here for more information & to download the full Offering Memorandum



**\$1,102,993**

Offering Price



**6.85%**

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant medical clinic located in Great Bend, Kansas. The Property consists of 1.5 acres and a 4,140-square-foot medical clinic that was built in 2001. The Property is located at the intersection of 6th Street and McKinley Street adjacent to the University of Kansas Health System Great Bend Campus. There are nearly 24,000 people living in the fifteen-mile radius earning approximately \$71,000 per year in average household income. The Tenant recently extended the lease early for an additional five (5) years expiring September 30, 2031, showing commitment to the location and bringing their total operating history to 25 years.