

TURNKEY 12-UNIT COMPLEX - FULLY OCCUPIED & CASH-FLOWING

1322 & 1326 S VINE, WICHITA, KS 67213

FOR SALE

1322 S Vine

1326 S Vine

SALE PRICE: \$625,000.00

SITE SIZE: 13,917 SF (.32 Acres)

GROSS BLDG SF: 4,752 SF

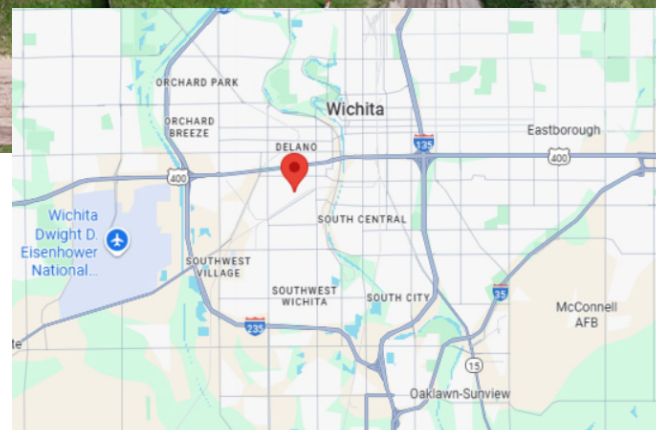
YEAR BUILT: 1970

2024 TAXES: General: \$4,712.32

Specials: \$0.00

PROPERTY HIGHLIGHTS

- Gross rent: \$6,665/month (\$79,980/year).
- All 1-bedroom, 1-bath, single-story units (no stairs or basements).
- Convenient SW Wichita location near Friends & Newman Universities.
- Individually metered for gas and electric.
- Central heat & air in every unit.
- Private fenced patios with sliding glass doors.
- Two 6-unit buildings (12 total units) on separate lots.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	11,317	88,671	212,743
 Avg. HH Income	\$57,876	\$60,960	\$65,711
 Median Age	33.5	33.8	33.8



ReeceNichols
SOUTH CENTRAL KANSAS

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Offered Exclusively By: **Caleb Claussen** | 316-259-1995 | calebc@reecenichols.com

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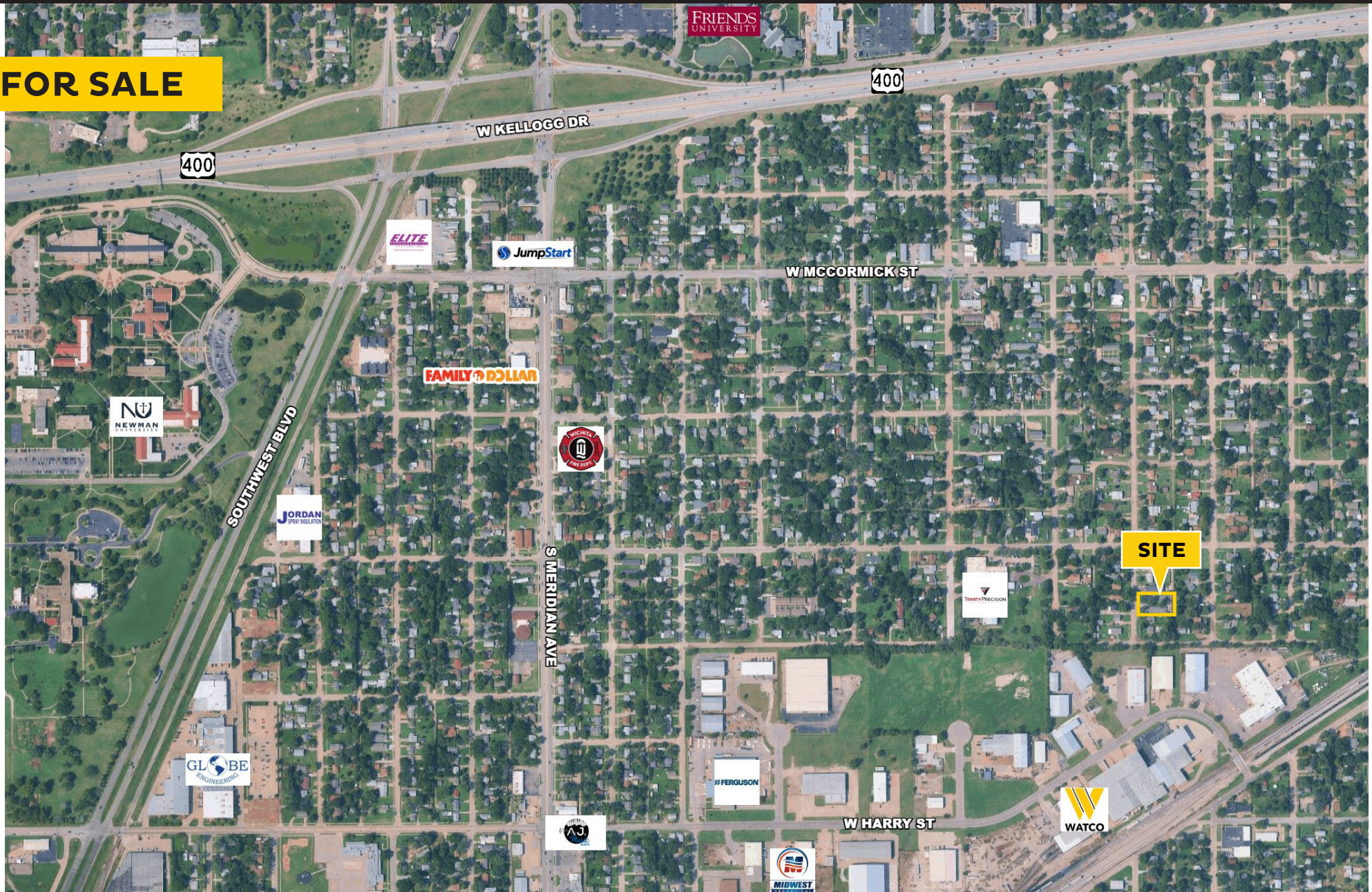
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