

# INCOME PRODUCING MEDICAL OFFICE WITH FUTURE VERSATILITY

*Immediate Cash Flow with Potential Conversion*

## 1100 N TOPEKA AVENUE | WICHITA, KS

| BUILDING SIZE | ZONING       | YEAR BUILT | LOT SIZE   |
|---------------|--------------|------------|------------|
| 8,477 Sq Ft   | Multi-Family | 1986       | 0.21 Acres |

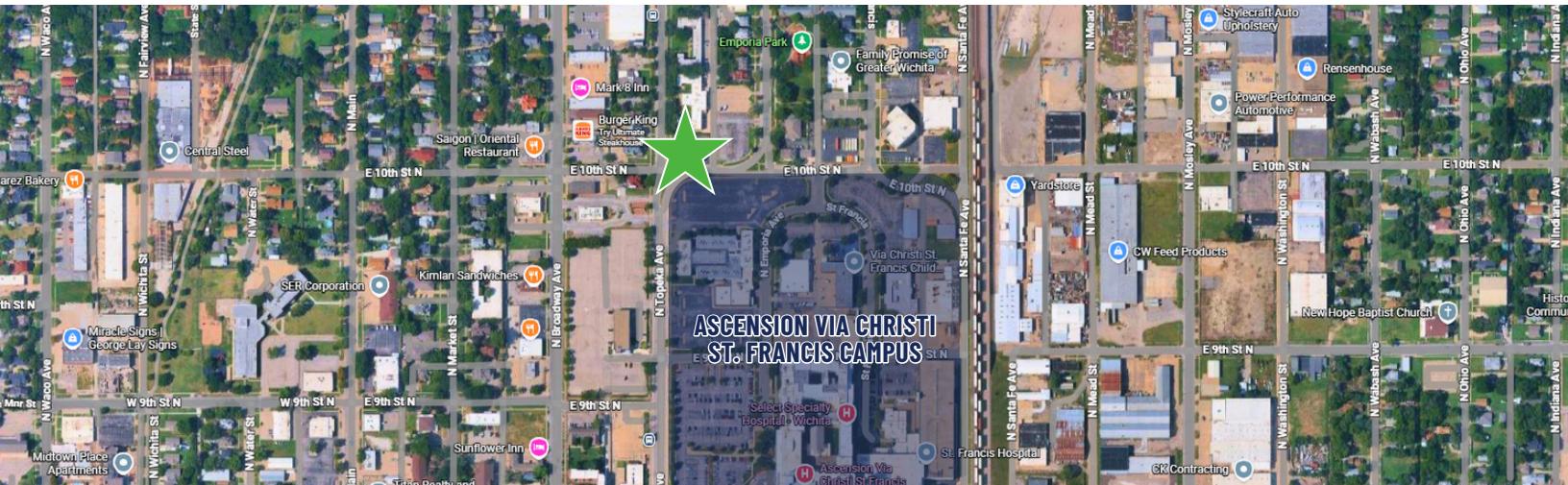
### THE STRATEGIC ADVANTAGE

#### IMMEDIATE INCOME VIA 24 MONTH LEASEBACK

This is a rare “de-risked” investment opportunity in the heart of Wichita’s medical district. The current medical tenant intends to lease back the facility for approximately 24 months following the sale. This provides a new owner with immediate cash flow while evaluating future conversion options.

#### KEY HIGHLIGHTS

- Irreplaceable Location:** Directly north of the region’s largest hospital campus.
- Specialized Infrastructure:** 8,477 sq ft medical building featuring a surgery suite.
- Multi-Family Zoning:** Zoning allows conversion to apartments or short-term rentals (such as Airbnb).
- Traditional Build:** Lobby, offices, and exam rooms are featured inside.



# CURRENT UTILITY & FUTURE POTENTIAL

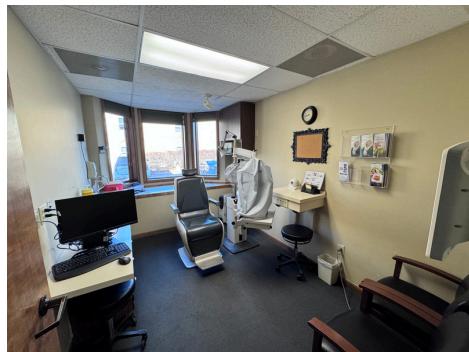
## PHASE 1: STABLE MEDICAL INVESTMENT

Utilize the current medical build-out during the leaseback period:

- **Surgery Suite:** Equipped for outpatient procedures.
- **Clinical Flow:** Efficient layout including multiple exam rooms, nurse stations, and administrative offices.
- **Physician Hub:** Directly adjacent to Ascension Via Christi St. Francis, providing unmatched convenience for hospital-affiliated staff.



Office



Exam Room



Lobby

## LOCATION HIGHLIGHTS



### MEDICAL EPICENTER

Directly borders the St. Francis medical ecosystem.



### ACCESSIBILITY

Immediate access to I-135 and the Central Business District.



### ECONOMIC ANCHOR

Located in a corridor with constant demand for both medical and residential space.

## PHASE 2: ADAPTIVE RE-USE POTENTIAL

Following the leaseback period, the Multi-Family Zoning opens diverse strategies:

- **Apartment Conversion:** The 8,477 sq ft footprint is ideal for reconfiguring into a multi-unit apartment building.
- **Short-Term Rental / Airbnb:** Extreme demand exists for medical-adjacent housing. This location is perfectly situated for:
  - Traveling nurses and medical residents.
  - Families of patients undergoing long-term care at St. Francis.
- **Corner Lot Utility:** On-site parking and high visibility make this a premier site for residential or office tenants.

## PRICING & TERMS

**LIST PRICE:** \$1,060,000

**LEASEBACK TERMS:** Approximately 24 Months

**CONTACT FOR INQUIRIES & MORE DETAILS**

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