

FOR SALE



NNN MULTI-TENANT COMMERCIAL INVESTMENT

2518 W 13th St N Wichita, KS

FOR MORE INFORMATION CONTACT:

Ryan Reisman

Real Estate Broker

M: 480-694-2942

E: ryan@reismanrealty.co

platinum  **realty.**

±10,440 SF on ±1.26 AC FOR SALE

NNN MULTI-TENANT COMMERCIAL INVESTMENT

**2518 W 13th St N
Wichita, KS 67212**

**FOR SALE
CONTACT BROKER**

**BUILDING SIZE
±10,440 SF**

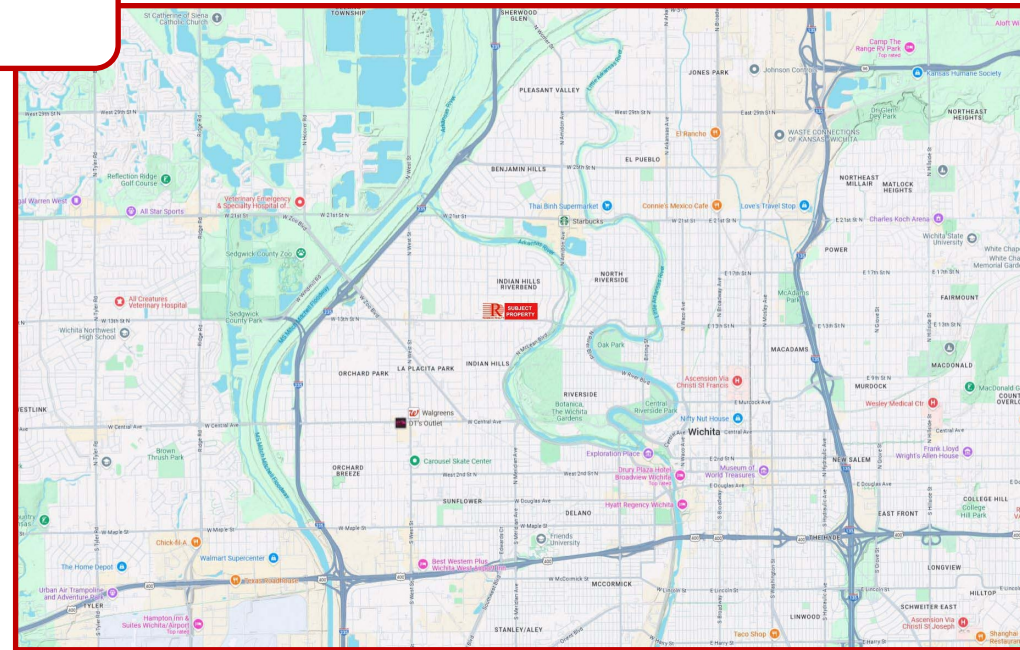
**LAND SIZE
±1.26 ACRES (±54,885.60 SF)**

**RARE W 13th St RD
FRONTAGE—395ft**

**PARKING
58 Paved Spaces**

Property Highlights

- Legacy Light Commercial with Extra Adjacent Land
- 25% Leased (NNN): Contact Broker for Rent Roll
- Building Height: 14ft
- Parking: 5.56 Ratio (58 Spaces/1,000 SF)
- Zoning: Light Commercial & Industrial, Wichita
- Construction: Masonry
- Average Vehicles Per Day: ±18,794 (KDOT—2019)
- Built 1957, Renovated in 1980; Other Tenant Improvements; Gas Station Tanks Removed
- Taxes: 2024—\$15,388.66
- Parcel ID (APN#): 087-131-12-0-44-01-004.00 AND 087-131-12-0-44-01-005.00A



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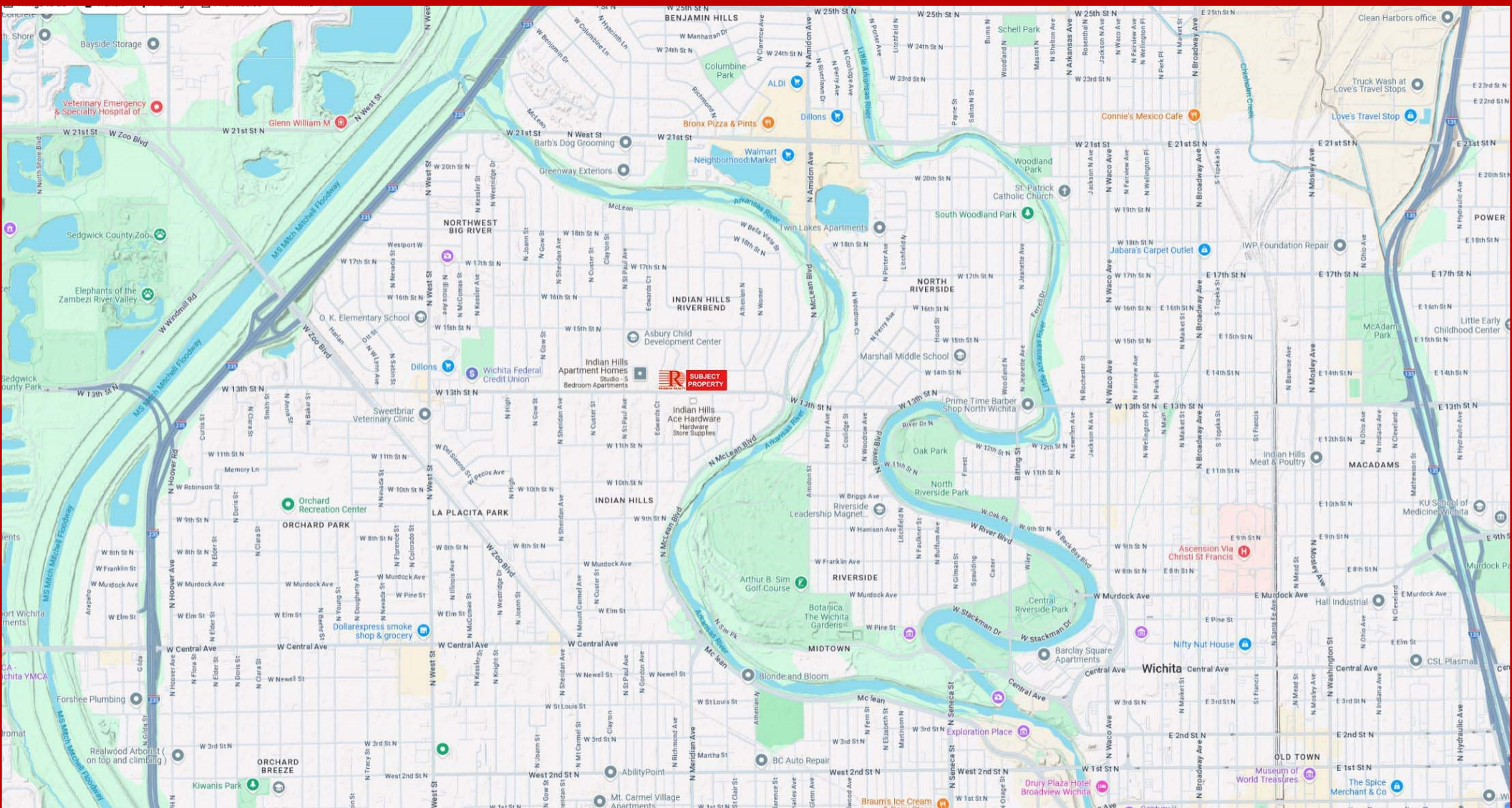
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