



**WEIGAND**  
COMMERCIAL

# HOME HEALTH INVESTMENT PROPERTY

FOR SALE 2758 N. WELLESLEY AVE., WICHITA, KS 67220

|                |   |
|----------------|---|
| SALE PRICE     | \$250,000.00                              |
| BUILDING SIZE  | 2,040 SF                                  |
| LOT SIZE       | 8,384 SF                                  |
| YEAR BUILT     | 1953                                      |
| YEAR RENOVATED | 2006                                      |
| ZONING         | SF-5                                      |
| 2024 TAXES     | Generals: \$1,896.27<br>Specials: \$57.65 |

## PROPERTY HIGHLIGHTS

- Single family home converted to Nursing Care/ADA standards for home health business.
- Tenant with long work history, new three year lease and personal guarantee.
- Financial report available upon request.
- Located across from a school.
- 11.37% cap rate.

|                | DEMOGRAPHICS             | 1 MILE    | 3 MILES  | 5 MILES  |
|----------------|--------------------------|-----------|----------|----------|
|                | Population               | 7,502     | 66,362   | 162,386  |
|                | Avg. HH Income           | \$57,417  | \$70,570 | \$77,152 |
|                | Median Age               | 35        | 37       | 39       |
| TRAFFIC COUNTS |                          |           |          |          |
|                | 27th St. & Hillside Ave. | 9,550 VPD |          |          |



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## AERIAL VIEW



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