

# DUPLEXES FOR SALE 4<sup>th</sup> & Ross Ave Clearwater KS



Sales Price: \$3,950,000

Units: 25

Unit Sizes: 1,242 sf – 2,275 sf

Years Built: 2012, 2014, 2017

Zoning: Duplex

2025 Taxes for Units:

Generals: \$72,528.15

Specials: \$25,864.86

UNITS	BEDROOMS	BATHROOMS
4	2	2
1	3	2
8	3	3
12	4	3

All with attached 2 car garages & automatic openers

- Clearwater School District
- Prime Location across from Clearwater Middle School
- Spacious duplexes with modern features for active adults, family lifestyles, frequent flyers
- All finished basements
- Rental rate data upon request
- LVP hard surface flooring
- Lawn irrigation system with private well
- Cluster mailboxes
- Open green spaces
- Spacious yards

**Dwayne M Dugan (316) 619-3547**



8110 E 32<sup>nd</sup> Str N #150 Wichita KS 67220

Rare Multifamily Property Investment - Clearwater KS  
(located near 4<sup>th</sup> Ave & Ross Ave in a suburban community just outside of Wichita KS

**Sales Price \$3,950,000**



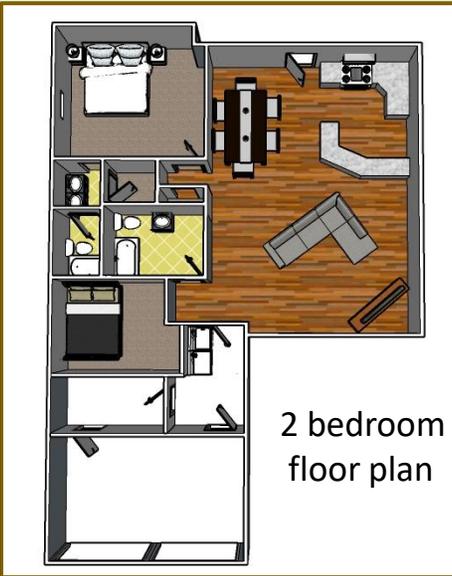
11 Duplexes, 1 Triplex, with 2 car garages attached in Clearwater School District

**Contact: Dwayne M Dugan (316) 619-3547**

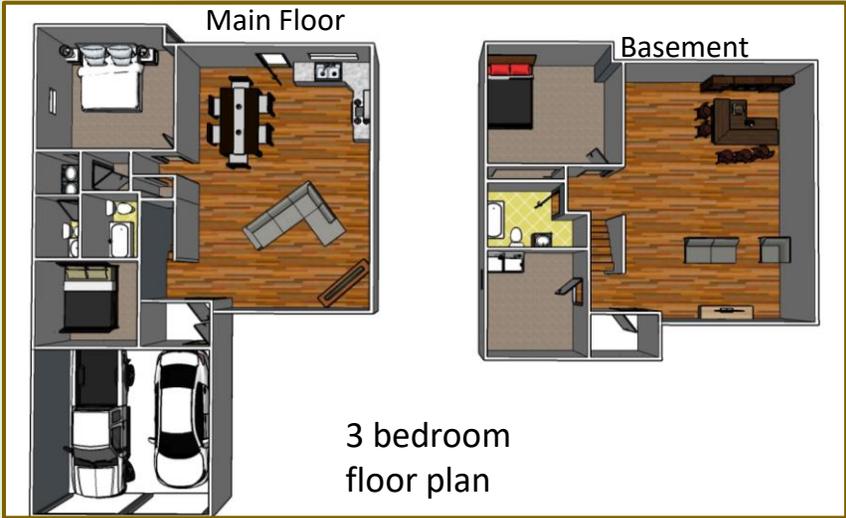


8110 E 32<sup>nd</sup> Str N #150 Wichita KS 67226 (316) 634-2600

# Indian Lakes Duplexes and Triplex in Clearwater KS



2 bedroom floor plan



Main Floor

Basement

3 bedroom floor plan



Main Floor

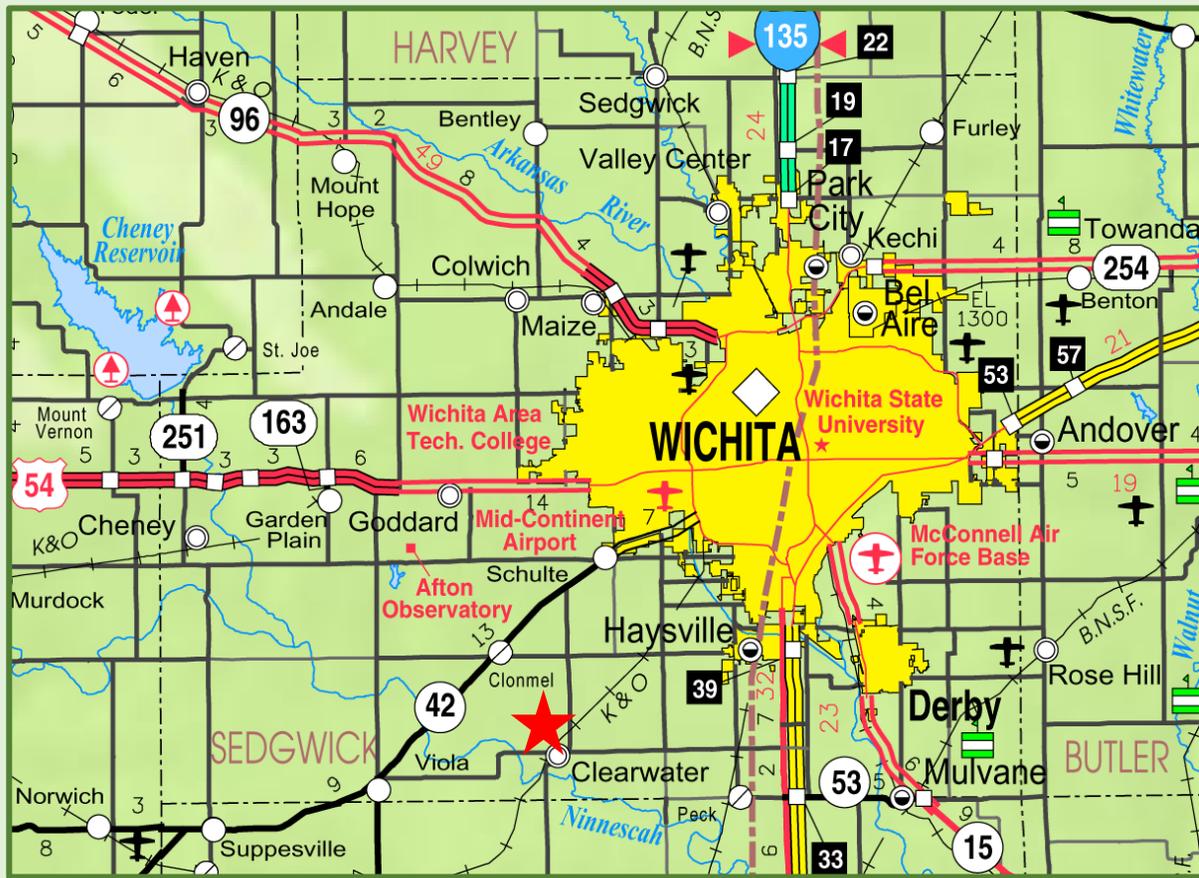
Basement

4 bedroom floor plan

**Dwayne M Dugan**  
**(316) 619-3547**

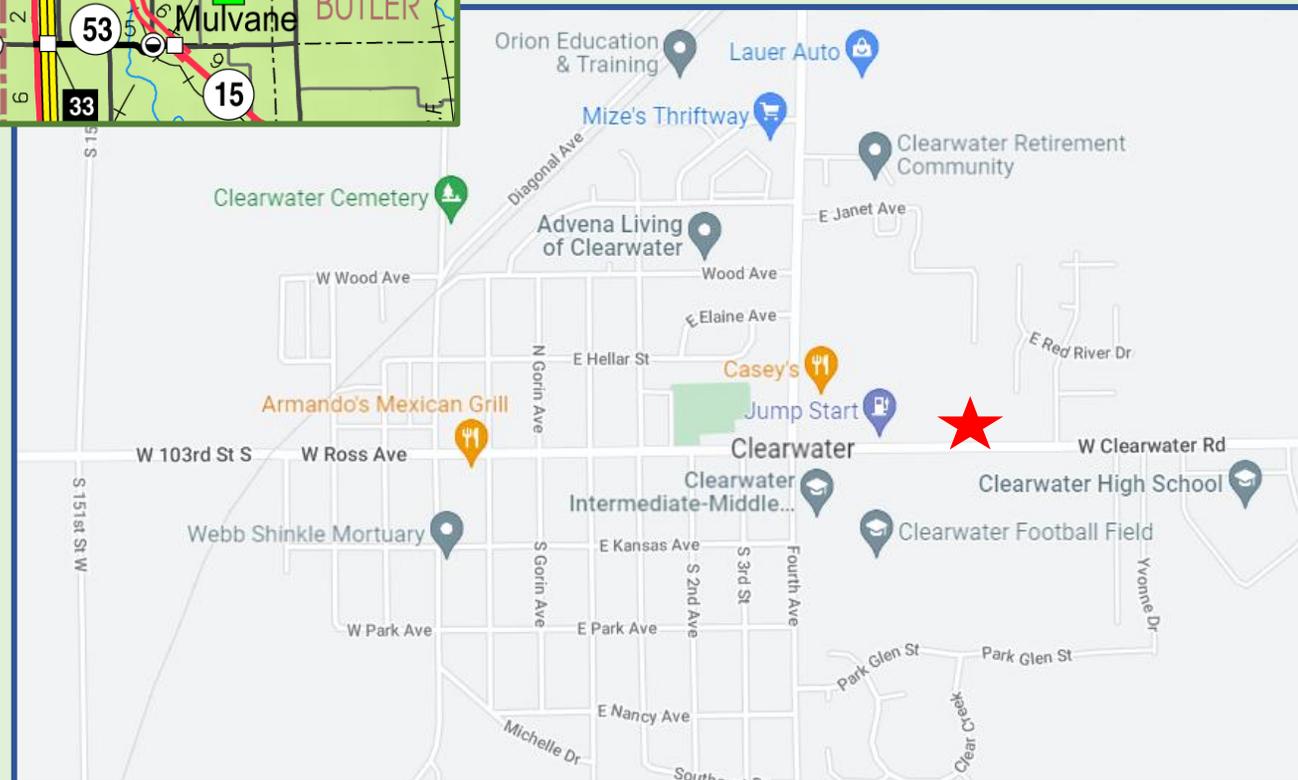


8110 E 32<sup>nd</sup> Str N #150- Wichita, KS 67226  
(316) 634-2600



**Rare Multifamily Property  
Investment in Clearwater KS  
(a suburban community  
just outside of Wichita KS)**

**Located near 4<sup>th</sup> & Ross Ave**



**Dwayne M Dugan (316) 619-3547**



**8110 E 32<sup>nd</sup> Str N #150- Wichita, KS 67226  
(316) 634-2600**