



# RARE COLLEGE HILL INVESTMENT OPPORTUNITY

FOR SALE 110 S. HILLSIDE & 3203 E. DOUGLAS, WICHITA, KS 67218

<b>SALE PRICE</b>	\$1,100,000
<b>BUILDING SIZE</b>	5,245 SF
<b>OCCUPANCY</b>	100%
<b>CAP RATE</b>	7%
<b>YEAR BUILT</b>	1930
<b>PARKING</b>	Approx. 27 Spaces
<b>ZONING</b>	General Commercial

**TAXES 2025**      Generals: \$8,322.49 | Specials: \$100.00

**PROPERTY HIGHLIGHTS**

- Rare opportunity to acquire a fully leased commercial property in a high-traffic East Wichita corridor. This property features three established tenants across complementary business types, providing diversified and stable income from day one in the highly desired College Hill area.
- Tenants include a Law Firm (professional office), Beauty Spa (service/retail), and Custom Cabinet Showroom (specialty retail).
- Please do not disturb tenants – contact broker for more details.
- Interior was remodeled in 2019, 2020 and 2026.
- Financials available upon request.

**AREA NEIGHBORS INCLUDE**



Lochwood  
Design



COFFEE DAZE



Matthew McClure | 316-292-3910 | mmclure@weigand.com

Weigand Real Estate – Commercial

Office: 316-262-6400

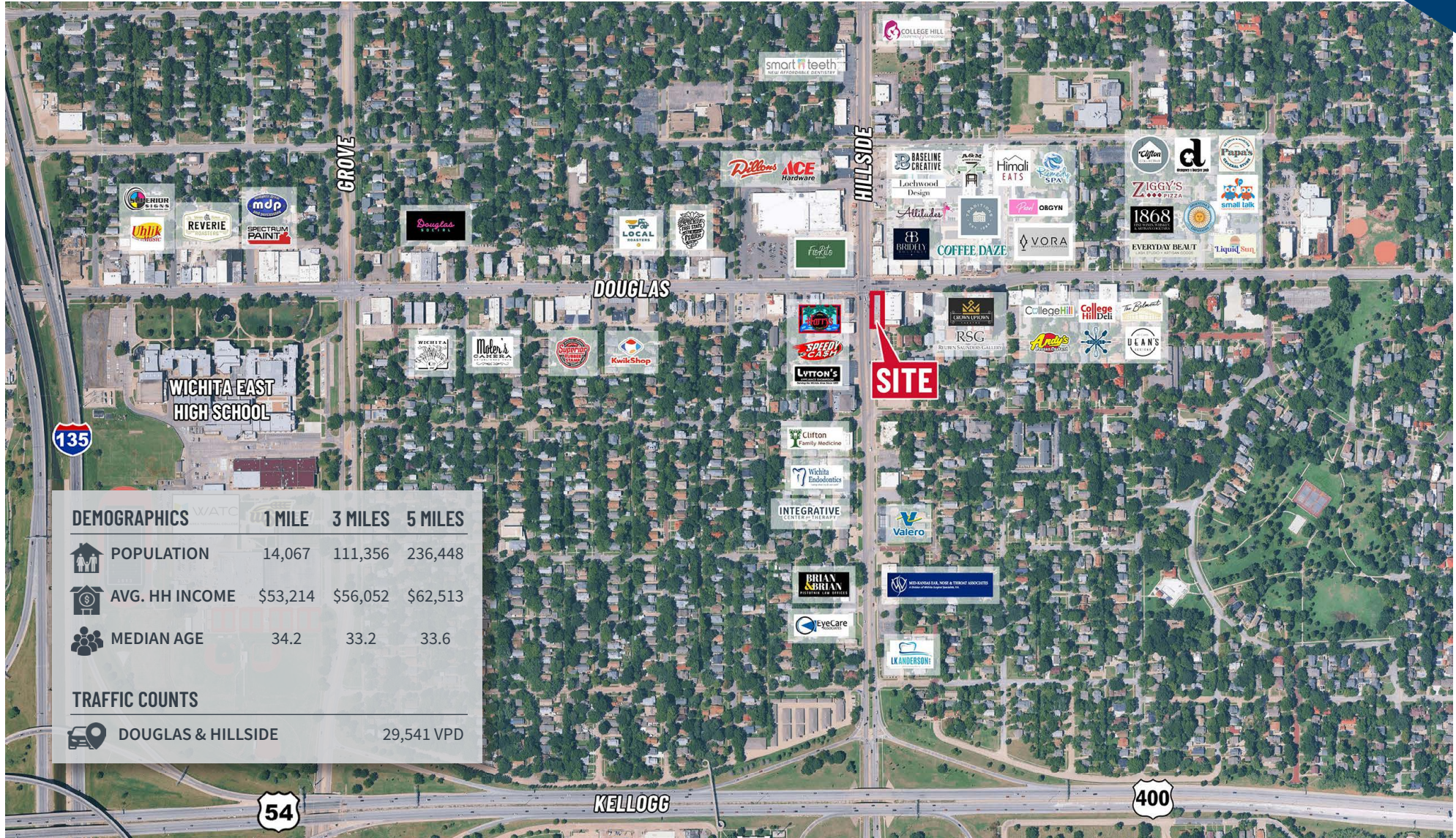
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**WEIGAND**  
COMMERCIAL

## AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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