



ANGEL FIRE DUPLEXES FOR SALE

WICHITA, KS 67217



**\$384,900 PER
BUILDING**

3507/3509 W. 45th St. S. MLS#630214

3513/3515 W. 45th St. S. MLS # 630215

3519/3521 W. 45th St. S. MLS #630216

More available to purchase upon request

- Built in 2023
- 3 Bd. 2 Ba. 2-Car Garage
- 1200 Sq. Ft. each side
- Zero-Entry
- Granite countertops, LVP flooring, Stainless steel GE appliances
- 9 & 10 Ft. ceilings
- Fully landscaped fenced yards with sprinkler systems
- Shared irrigation wells
- Tenant pays all utilities including trash
- Owner pays for mowing \$100/month
- HOA \$200/door
- Great for 1031 Exchange
- Lease rates \$1,450-\$1,550/month
- Special taxes \$107/month. Pays out in 2038
- All units currently leased



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Contact Karen Hampton for more information