



LANDMARK
COMMERCIAL
REAL ESTATE

PRICE REDUCED!

RESIDENTIAL TRI-PLEX INVESTMENT OPPORTUNITY

2925 E Douglas Wichita, KS 67211



- **Location:** West of Hillside on Douglas
- **Sale Price:** \$302,000 **\$299,000**
- **Cap Rate:** 7.7%
- **Building Size:** 3,701 sq. ft.
- **Lot Size:** 6,575 sq. ft.
- **Zoning:** Limited Commercial
- **Year Built:** 1920
- **2020 Taxes:** \$2,232.00
- **100% Occupied**
- **Easily converted back to office/retail use**
- **Below market rents**
- **Landlord pays gas, electric, water & trash**
- **Granite countertops**
- **Stainless steel appliances**
- **Area Neighbors:** Dillons, Westlake Ace Hardware, Two Brothers BBQ, Harry's Uptown, R&J Discount Liquor, Margaritas Cantina, Crown Uptown, Vora European Restaurant and many more!

For More Information:

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All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.





SITE



Pillbox
ACE Westlake Hardware

N HILLSIDE ST

N RUTAN ST

E DOUGLAS AVE

Franklin's Barber & Beauty Shop

Sport Burger

Christian Community of Wichita

Love of Character

HAL Salon

Traditions

The Kitchen Place

VORA
RESTAURANT EUROPEAN

R&J Discount Liquor

MARGARITAS

SPEEDY CASH

CROWN UPTOWN
THEATRE

Hillcrest Apartments

Abay Orthodontics

