

For Sale or Lease

# Office Building

3,164 SF | \$199,500



## 340 & 344 S. Laura

Wichita, Kansas 67211

### Property Highlights

- 3,164 SF Office Building
- 12 Door-side Parking Spaces
- Layout Accommodates Two Tenants or Single User
- Centrally Located
- 2018 Property Taxes - \$4,119.79
- Zoning - Limited Industrial
- Sale Price: \$199,500 (Reduced from \$221,000)

### Property Description

Centrally located office building just east of downtown Wichita. 3,164 SF space with layout to accommodate two tenants or single user. The finishes and mechanical systems are updated along with recent capital expenditures on both the roof and parking lot. Close proximity to Kellogg, I-135, and Old Town.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$199,500
<b>Lease Rate</b>	\$9.75/SF (Gross)
<b>Building Size</b>	3,164 SF

For more information

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## Additional Photos





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