



INVESTMENT PROPERTY FOR SALE

**212 N HILLSIDE
WICHITA, KS 67214**





SALE PRICE: \$840,000



LISTING DETAILS

- Gross Building Size: 5,771 SF
- Lot size: 0.62 Acres
- Year Built: 1981
- Zoning: B and LC
- Land Use : Medical/dental office or clinic
- Parking: 45 stalls

- Lease Rate: \$12.73/sf, increases to \$13.11 in 2025

PROPERTY HIGHLIGHTS

- Single tenant investment property available for sale.
- Seventh Direction, which has been the tenant here since 2011, provides outpatient rehab services.
- 3% rental rate increase in February 2025.
- Financials available upon request.

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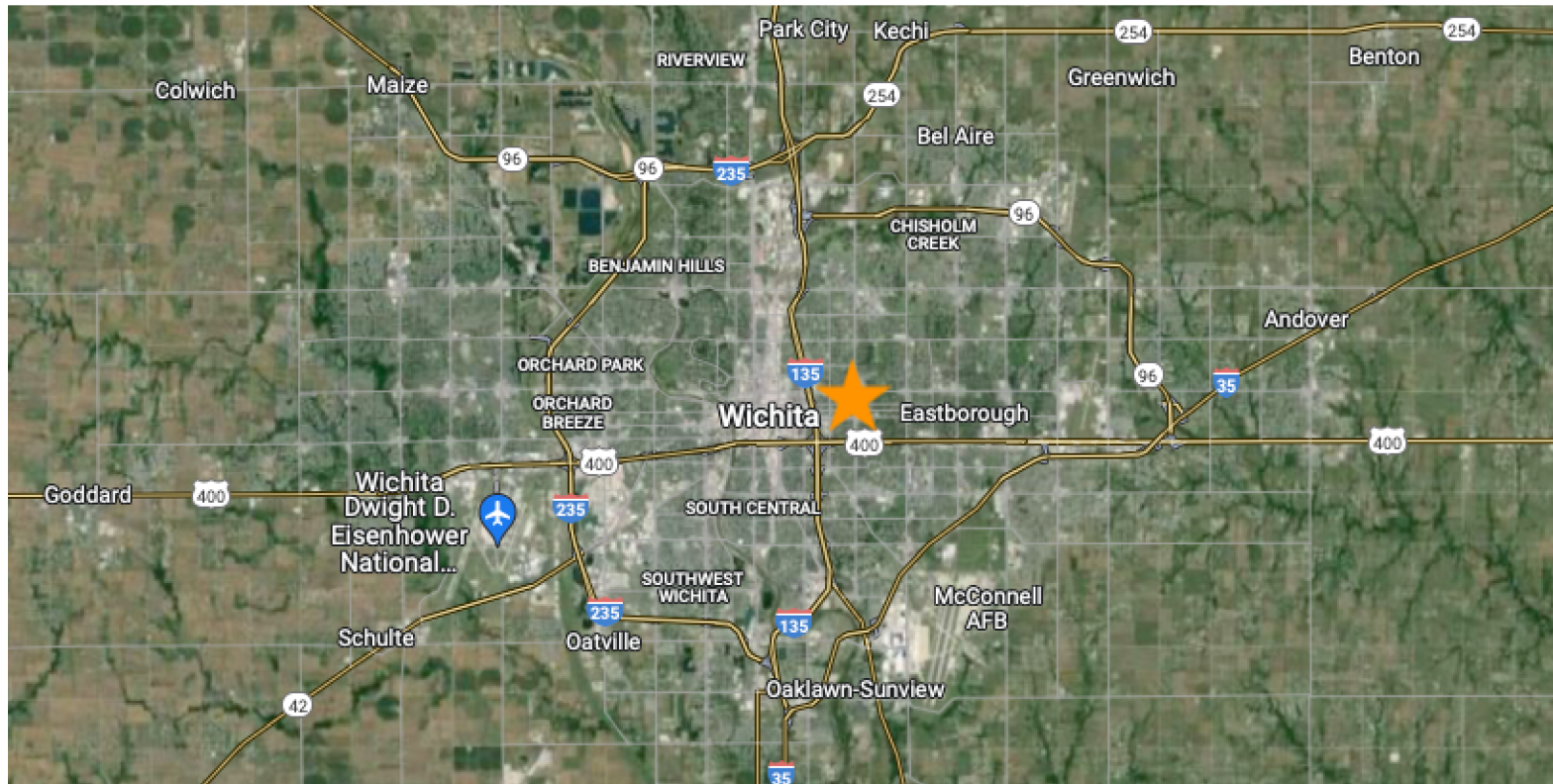
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ABOUT THE AREA

- Located in the heart of Wichita, KS. This area is densely populated with all major roads lined with retail centers, restaurants, offices, and medical facilities. Quick access to major highways (US54, I-135)




HELPING INVESTORS SUCCEED THROUGH REAL ESTATE

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ABOUT PETRA

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