



## RETAIL INVESTMENT FOR SALE

4540 E 13TH  
WICHITA, KS 67208





**SALE PRICE: \$325,000**

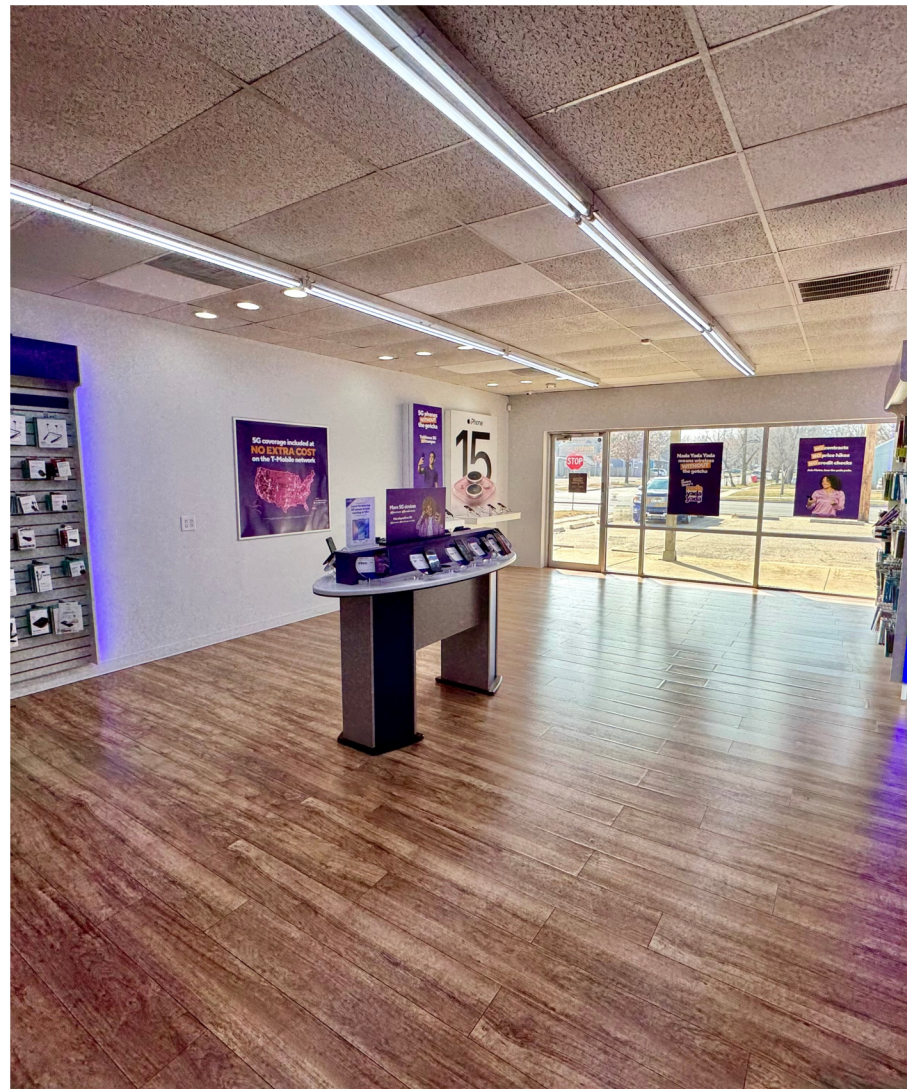


## LISTING DETAILS

- Building SF: 2,760 SF
- Lot Size: 0.37 Acres
- Year Built : 1968
- Zoning: LC
- Current Tenants: Mars Mart 3 Convenience Store  
Metro by T Mobile

## PROPERTY HIGHLIGHTS

- 2 Tenant Investment property available for purchase
- Unit 1 features Drive Thru and Commercial Kitchen with Hood
- Unit 2 comprised of Open Showroom floorplan
- Both are long term tenants with loyal customer base
- Financial reports available with signed NDA





## ABOUT THE AREA

- Located in a well established retail corridor in East Wichita, more than 20,000 vehicles pass by this site everyday. Residential and commercial property values in this area have shown continual increases, with this sector of the city seeing plenty of reinvestment.



# HELPING INVESTORS SUCCEED THROUGH REAL ESTATE

**CONTACT BRETT GEHRER TODAY!**




**BRETT GEHRER**

COMMERCIAL AGENT


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## ABOUT PETRA

**PETRA** is your premiere commercial real estate brokerage. Our foundation is built on the pillars of integrity, transparency, and ethical conduct, which are deeply ingrained in our service ethos. Leveraging our extensive industry experience and a strong network of reliable professionals, we provide bespoke solutions and expert advice tailored to your unique requirements.

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