

Property Details

CONTROL: Exclusive VALUE: \$1,850,000
LOAN: \$0
EQUITY: \$1,850,000

TITLE: KANSAS INDUSTRIAL
TYPE: Industrial
80K sft on 5.2 acres with 16-22' ceilings in Cherryvale, KS (Montgomery County - Southeast KS). 7 Docks/4 OHs. Metal on Steel with 3 Phase power. Existing tenant vacating in Q2.

HAVE:

WEBSITE URL: https://drive.google.com/file/d/16SRIAgwqEzy21OkEyXDbvyKjxRQNeJ6V/view?usp=drive_link

ADDRESS: 809 N Liberty St., Cherryvale, Kansas

BENEFITS TO NEW OWNER: Free & Clear, value add w upside, limited supply, tight smaller market

GROSS SCHEDULED INCOME: \$200,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$200,000
DEBT SERVICE: \$0
CASH FLOW: \$200,000
CAP RATE: 10.81%



BENEFITS SOUGHT: Would like to use signature to move into stable anything, or go down with some cash and other equities/notes.

MOTIVATION: Purchased with Plan A, it didn't come to fruition. This is Plan B.

CAN ADD: Signature (2-3x if financeable). Mixed use development in IN. Potential leaseback to cover carry.

REMARKS: Numbers show property leased at \$2.50/ft (marketed at \$3.50/ft). Current carry (tax/ins/maint) is ~\$60K/year.

OWNER: Bevlaurent, LLC

COUNSELOR: Tyler Nepote Phone: 913-638-1626
125 N Market Ste 1735 Cell: 913-638-1626
Wichita, Kansas, 67202 Email: tnepote@wedgewoodcp.com