

For Sale

# Office Building

12,150 SF | \$1,310,000



## 1841 N Rock Road Ct

Wichita, Kansas 67206

### Property Highlights

- 12,150 SF Gross Building Area
- Site Size 42,726 SF
- 7,753 SF currently leased to three (3) tenants
- 4,397 SF available to lease or for an owner occupant
- Vacant space in move-in condition
- Ample Door Side Parking
- Great Signage
- Zoning: GO - General Office
- Rent Roll available upon request

### Property Description

Excellent east Wichita location off of rock road located near Bradley Fair Shopping Center. Area Users Include: Haverty's Furniture, Trader Joe's, Panera Bread, Genesis Health Clubs, Torchy's Tacos, Barnes & Noble, Best Buy, Dick's Sporting Goods and Jason's Deli.

#### OFFERING SUMMARY

<b>Sale Price</b>	\$1,310,000
<b>Building Size</b>	12,150 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	7,162	\$98,045
<b>3 Miles</b>	60,517	\$84,000
<b>5 Miles</b>	165,437	\$65,631

For more information

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