

# FOR SALE

1721 E Osage Derby, KS 67037

# NaimMartens



## Office Investment | 5,200 SF

Well maintained class B office building in the heart of Derby, KS. The property is well located off Rock Road and E Osage and is surrounded by a mix of restaurants, banks, retailers, medical users, single family neighborhoods and multifamily developments. This is great opportunity for an investor looking for a 1031 exchange. Financials and a rent roll are available upon request.

- Class B Office Building
- Excellent Location off Rock Road with strong demographics
- Strong Tenant Mix
- Great 1031 Exchange Property
- Built in 2003
- Financials and Rent Roll available upon request
- Total SF- 5,200 SF
- Site Size- 20,037 SF
- Asking Price- \$590,000
- Traffic Count: 14,640 VPD on Rock Road

### OFFERING SUMMARY

SALE PRICE	<del>\$650,000</del> <b>\$590,000</b>
LOT SIZE	0.46 Acres
BUILDING SIZE	5,200 SF

### 5 MILES INFORMATION

 <b>38,738</b>	 <b>14,156</b>	 <b>\$70,653</b>
TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME

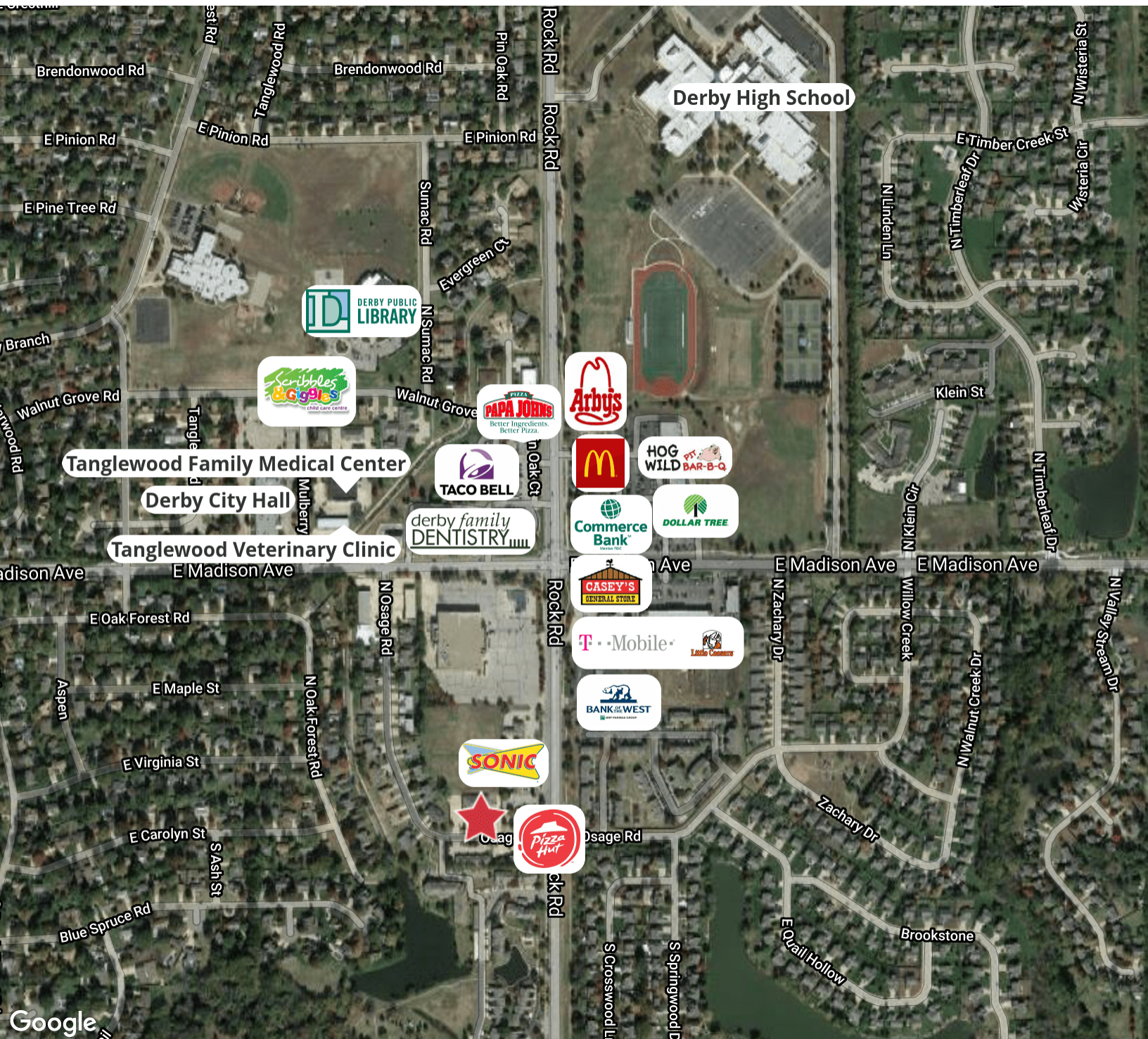
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