

FOR SALE

3122 N Cypress Wichita, KS 67226



NaimMartens Medical Office Building

- 9,123 SF medical / professional office building
- Outdoor patio area overlooking pond
- Building and monument board signage.
- Located near Highway K-96 and Webb Road
- Great opportunity for a medical or professional office user



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Ryan Hubbard**
+1 316 613 2448
rhubbard@naimartens.com

NaimMartens

FOR SALE

3122 N Cypress Wichita, KS 67226



Offering Summary

Building Size:	9,123 SF
Available Space:	2,882 SF
Lot Size:	0.95 Acres
Year Built:	2003
Zoning:	Limited Industrial
2019 General Taxes:	\$26,649.05
2019 Special Taxes:	\$6.71
Sale Price:	\$1,200,000

Property Highlights

- Rare vacancy with opportunity to own
- Outdoor patio area overlooking pond
- Building and monument board signage.
- Located near Highway K-96 and Webb Road
- Great opportunity for a medical or professional office user

Demographics

	1 MILE	3 MILES	5 MILES
Total Households	1,832	15,093	39,562
Total Population	4,161	36,556	98,372
Average HH Income	\$118,127	\$95,504	\$80,475

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Ryan Hubbard**
+1 316 613 2448
rhubbard@naimartens.com

NaimMartens

FOR SALE

3122 N Cypress Wichita, KS 67226



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Ryan Hubbard

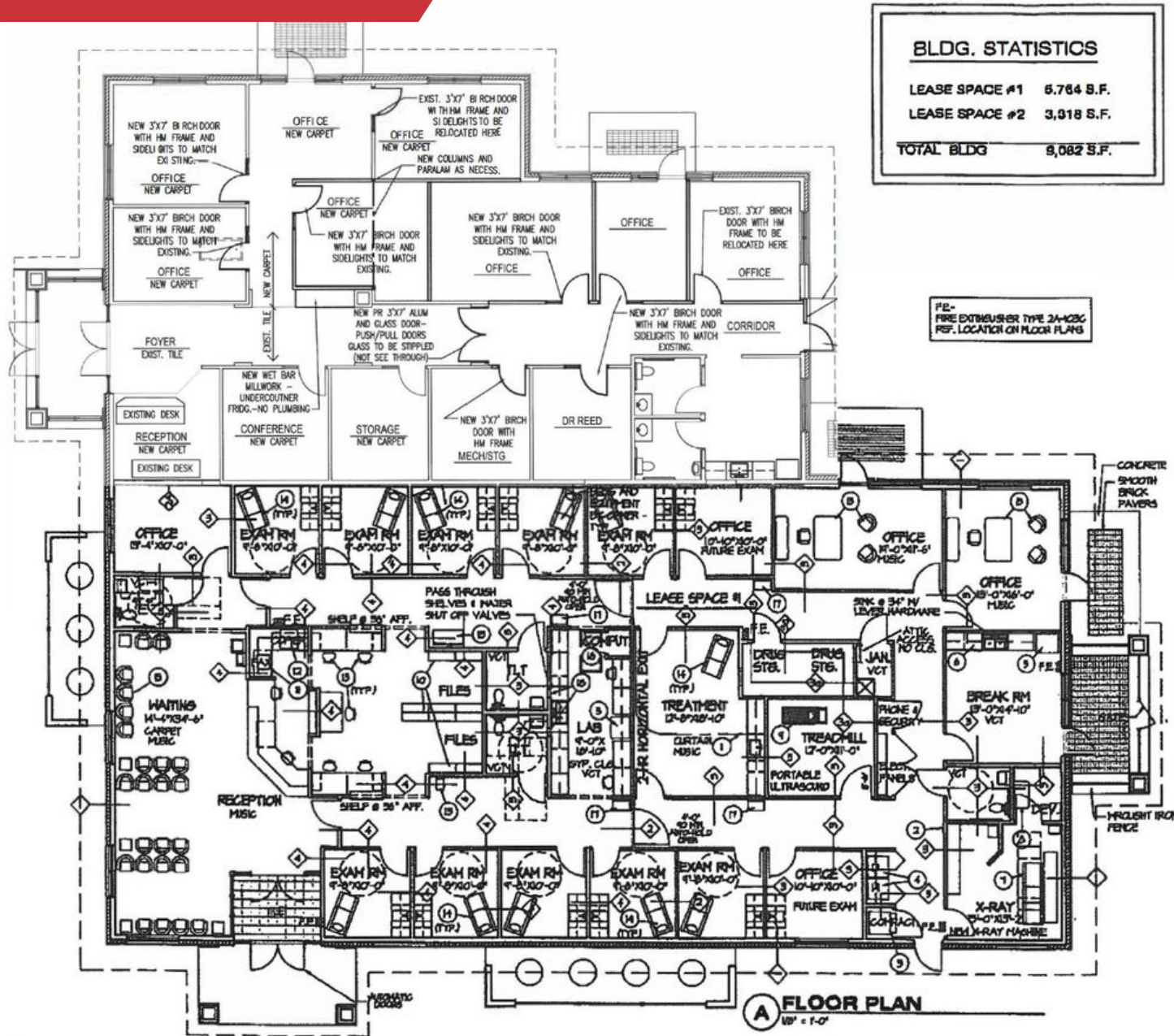
+1 316 613 2448

rhubbard@naimartens.com

NaimMartens

FOR SALE

3122 N Cypress Wichita, KS 67226



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Ryan Hubbard**
+1 316 613 2448
rhubbard@naimartens.com

Naimartens

FOR SALE

3122 N Cypress Wichita, KS 67226



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Ryan Hubbard

+1 316 613 2448

rhubbard@naimartens.com

NaimMartens

FOR SALE

3122 N Cypress Wichita, KS 67226



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Ryan Hubbard**
+1 316 613 2448
rhubbard@naimartens.com

Naim Martens