

For Sale

Net Leased Retail Investment

Wichita, Kansas



Representative Photo

Freestanding Net Leased ALDI

2323 N. Amidon Ave. | Wichita, KS 67204

Property Overview:

- New fifteen year renewal
- 10% increases every five years
- 19,867 SF Building
- Recent tenant upgrade to their new prototype
- ALDI spent over \$850,000 on expansion
- New roof with fifteen year warranty
- Freestanding location
- Priced below replacement cost
- Below market rent
- Landlord responsible for roof and structure
- Year One NOI: \$137,082.30
- Cap Rate: 5.7%
- Price: \$2,400,000

Location Details:

- Sweetbriar Shopping Center - 21st & Amidon
- Proven long term stable location
- 17,272 Vehicles per day
- Area Tenants Include: Wal-Mart Neighborhood Market, Dillon's, Dollar Tree, Planet Fitness, McDonald's, Pizza Hut, Taco Bell



For more information:

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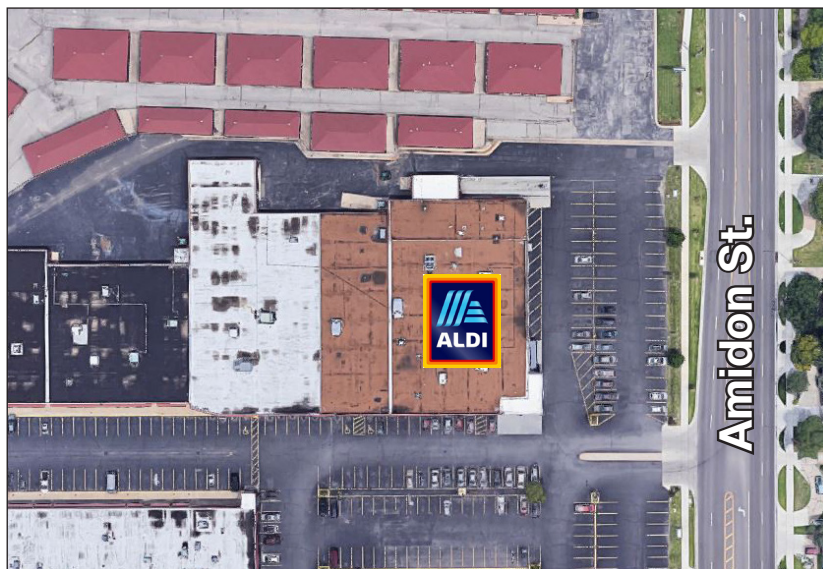
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