

For Sale or Lease

Office Building

4,300 SF | \$179,000 Lease Rate - \$1,300/mo



Centrally Located Office Building

452 N Hydraulic
Wichita, Kansas 67214

Property Highlights

- 4,300 sq.ft. office building
- 2,150 sq.ft. per floor
- Original hardwood floors on top floor
- Full Kitchen with range and fridge
- Three oversized offices
- One conference room or large office suite
- Fenced yard area
- 13 parking stalls
- Lease rate for full building - \$1,300/mo

Location Description

Hard corner of Central and Hydraulic.
Excellent visibility Centrally located.
Edge of downtown.
Highway access to I-135 and Kelllogg Avenue (IIS-400)

OFFERING SUMMARY

Sale Price	\$179,000
Lot Size	0.22 Acres
Building Size	4,300 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,292	\$34,472
3 Miles	104,103	\$40,564
5 Miles	242,774	\$45,942

For more information

Glenn Cox

O: 316 847 4919
GCox@naimartens.com



1330 E. Douglas Ave.,
Wichita, KS 67214
316 262 0000 tel
naimartens.com



For Sale or Lease

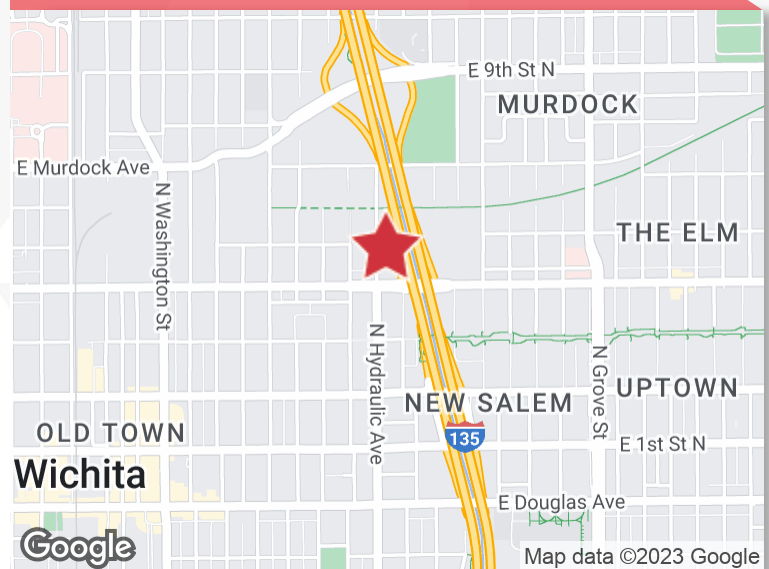
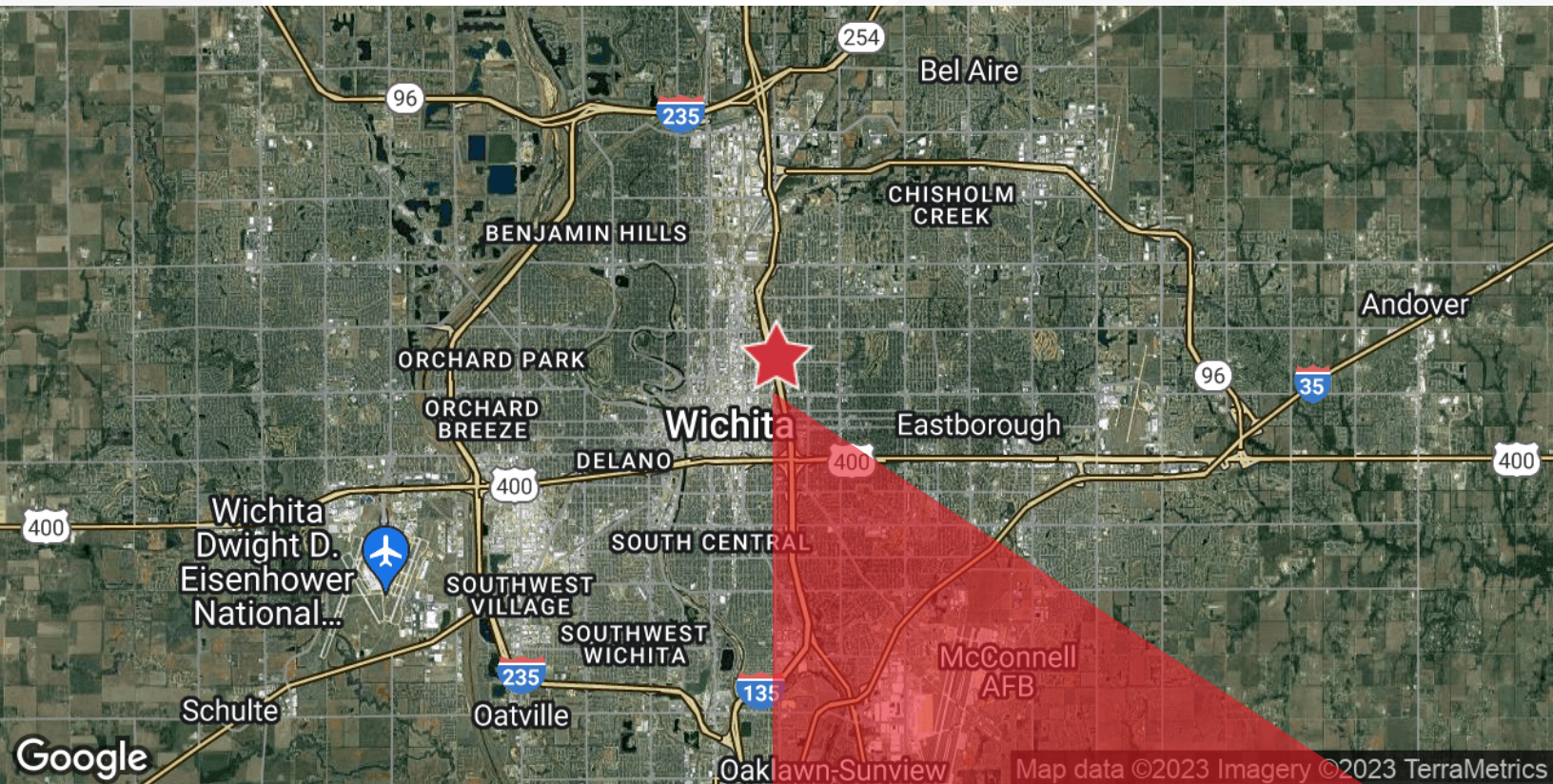
Office Building

4,300 SF | \$179,000 Lease Rate - \$1,300/mo



Centrally Located Office Building

452 N Hydraulic
Wichita, Kansas 67214



For more information

Glenn Cox

O: 316 847 4919 | GCox@naimartens.com

NAIMartens

1330 E. Douglas Ave.,
Wichita, KS 67214
316 262 0000 tel
naimartens.com

