

Sale Name: Multi-Property Investment Auction - 7 Wichita Area Properties

LOT 3 - 746 S Hunter St, Wichita, KS 67207



Description

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Online only auction, bidding closing April 17th at 2:30 PM.

Don't miss your opportunity to bid on this well-maintained full-brick fourplex in a prime Wichita neighborhood! Fully rented with stable, long-term tenants, this property offers a solid investment and strong income potential. The four units include two 2-bedroom units and two 1-bedroom units, each with 1 bathroom. Inside, you'll find spacious and bright living rooms, and all units are equipped with window air conditioners for added comfort. The kitchens provide generous storage space. In-unit appliances include stoves in units 746 & 750, and both a stove and fridge in unit 752. The shared basement features tenant storage and laundry facilities for added convenience. The exterior boasts a durable composition roof and provides on-site parking for tenants. This property is the ideal opportunity for investors looking to expand their portfolio with a low-maintenance, fully rented asset. Act quickly—this gem won't last long!

Disclosures:

Sellers pay an average of \$60 bi-weekly for mowing
\$75 for water, \$60 for gas, and \$57.50 for Trash monthly

10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its "as-is" present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all

inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30 days from the auction closing date. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$7,500.

Quantity: 1



<https://www.bidwichita.com/>