

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

LOT 5 - 2016 S Market St, Wichita, KS 67211



Description

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Online only auction, bidding closing April 17th at 3:00 PM.

Your opportunity to bid on this charming duplex with remodeled units in Wichita! It features two 1-bedroom units, each with 1 bathroom, and is currently vacant—ideal for immediate rental income or owner occupancy. Both units boast spacious living areas with original hardwood floors and large windows. The kitchens offer ample storage space, and each unit includes a laundry area conveniently located on the main level. Unit 1 comes with a range and fridge, while Unit 2 offers additional basement storage for extra convenience. The exterior of the property features a newly installed roof, providing peace of mind for years to come. Street parking is available for residents. This duplex presents a great opportunity for a savvy investor or homeowner looking for a rental property with strong potential. Don't miss out on this amazing property in a prime location!

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 \$5,000.

Quantity: 1



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