

DUPLEXES For Sale- 4th & Ross Ave- Clearwater, KS



Sale Price: \$3,900,000

Units: 25

Vacant Lots: 10

Unit Sizes: 1,242 sf – 2,275 sf

Year Built: 2012, 2014, 2017

Zoning: Duplex

2021 Taxes for Units:

Generals: \$64,537.30

Specials: \$22,144.76

2021 Taxes for Vacant Lots:

Generals: \$1,812.45

Specials: \$12,351.36

| UNITS | BEDROOMS | BATHROOMS |
|-------|----------|-----------|
| 1 | 2 | 3 |
| 1 | 3 | 2 |
| 3 | 2 | 2 |
| 8 | 3 | 3 |
| 12 | 3 | 4 |

All with attached 2 car garages with automatic openers

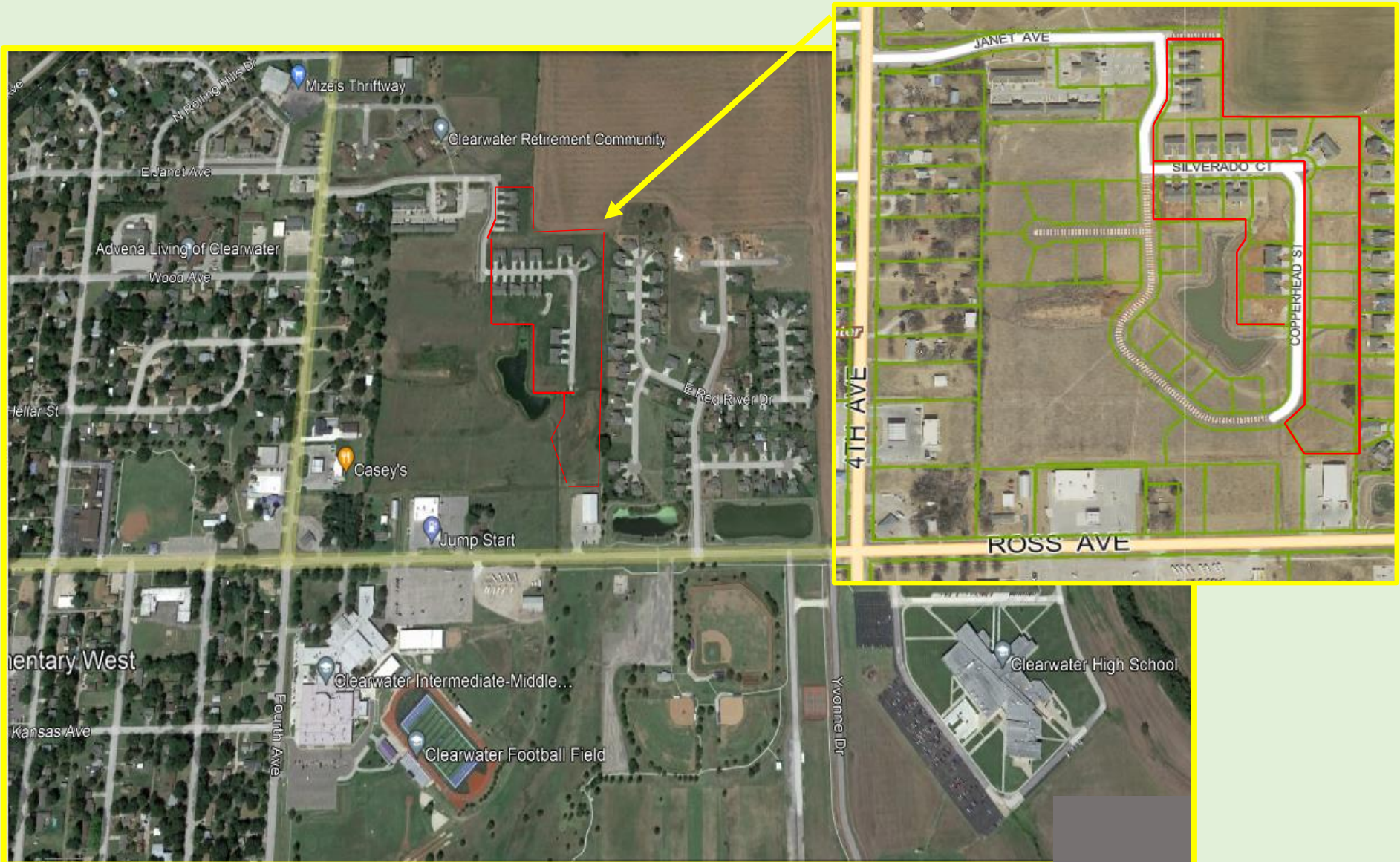
- School District – USD 264 Clearwater
- Prime Location across from Clearwater Middle School
- Spacious duplexes with modern features for active adults, family lifestyles, frequent flyers
- All Finished Basements
- Rental Rate Data Upon Request
- LVP Hard Surface Flooring
- Lawn Irrigation System with Private Well
- Cluster Mailboxes
- Open Green Spaces
- Spacious Yards



Dwayne M Dugan (316) 619-3547

8110 E 32nd Str N #150- Wichita, KS 67226

Rare Multifamily Property Investment with Adjoining Lots- Clearwater KS (located near 4th & Ross Ave in a suburban community just outside of Wichita KS)



11 Duplexes, 1 Triplex, with 2 car garages attached and 10 vacant lots in Clearwater School District

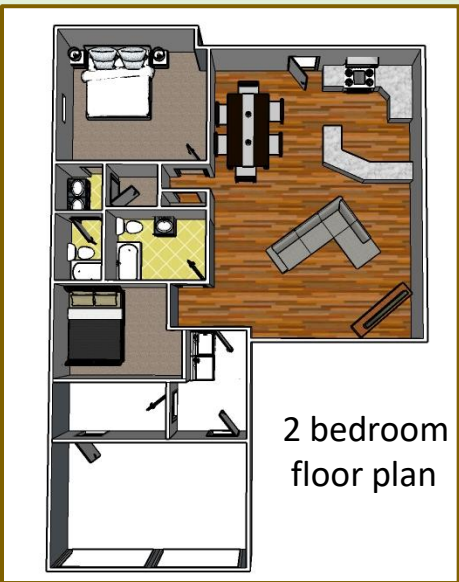
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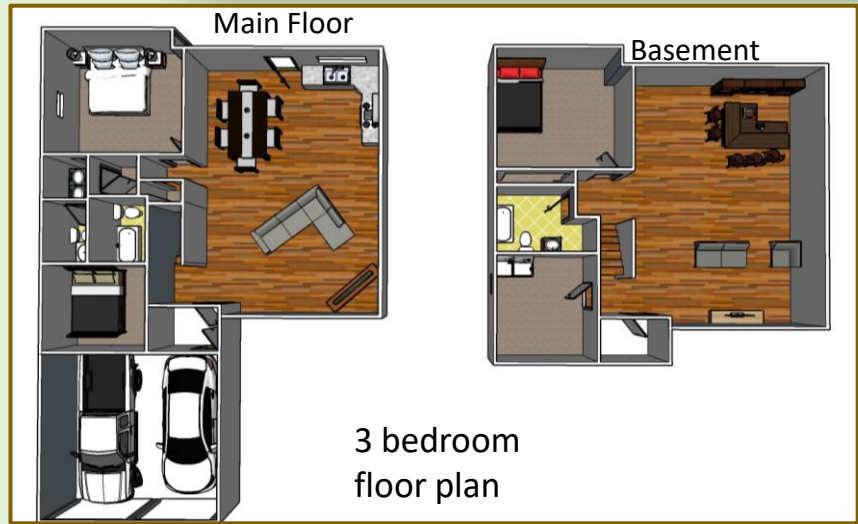
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Indian Lakes Duplexes and Triplex in Clearwater KS



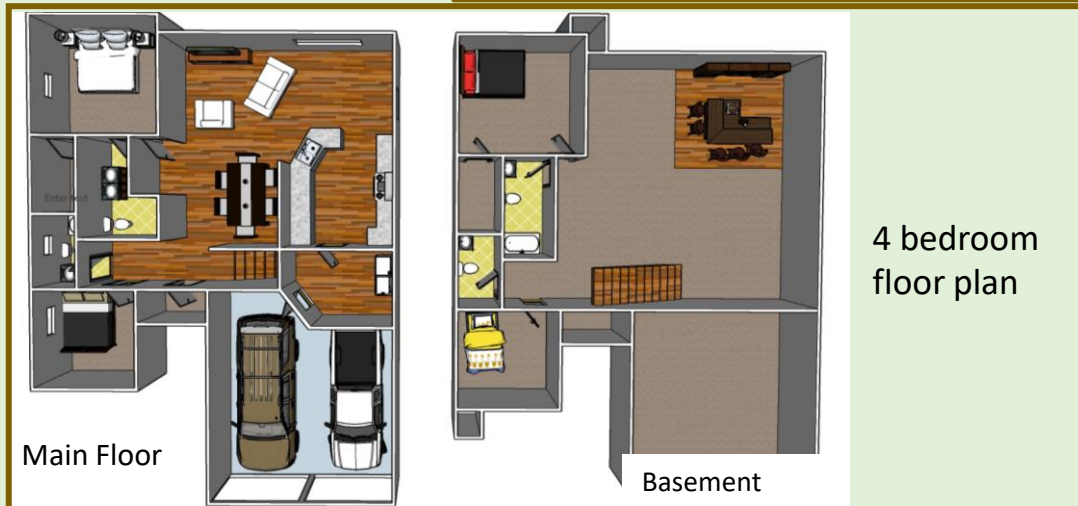
2 bedroom floor plan



Main Floor

Basement

3 bedroom floor plan



Main Floor

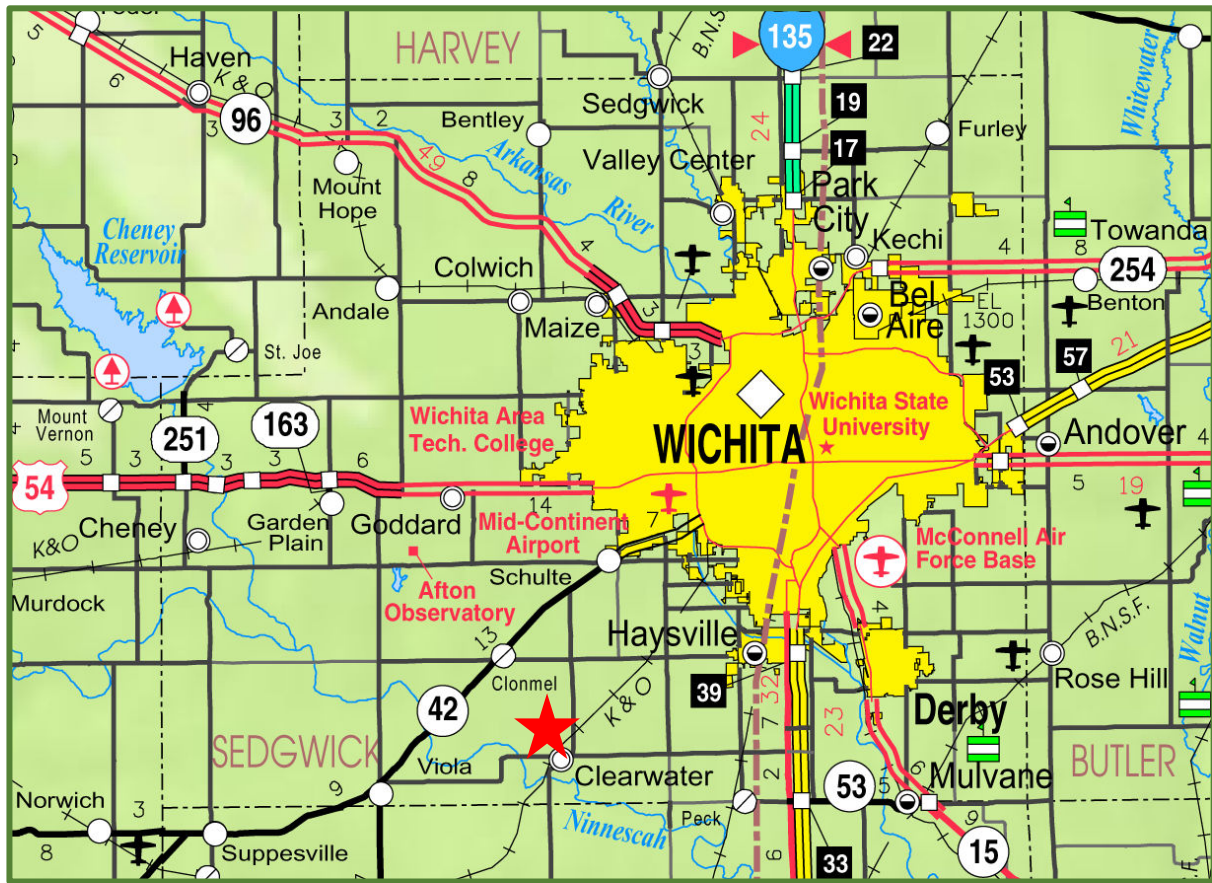
Basement

4 bedroom floor plan



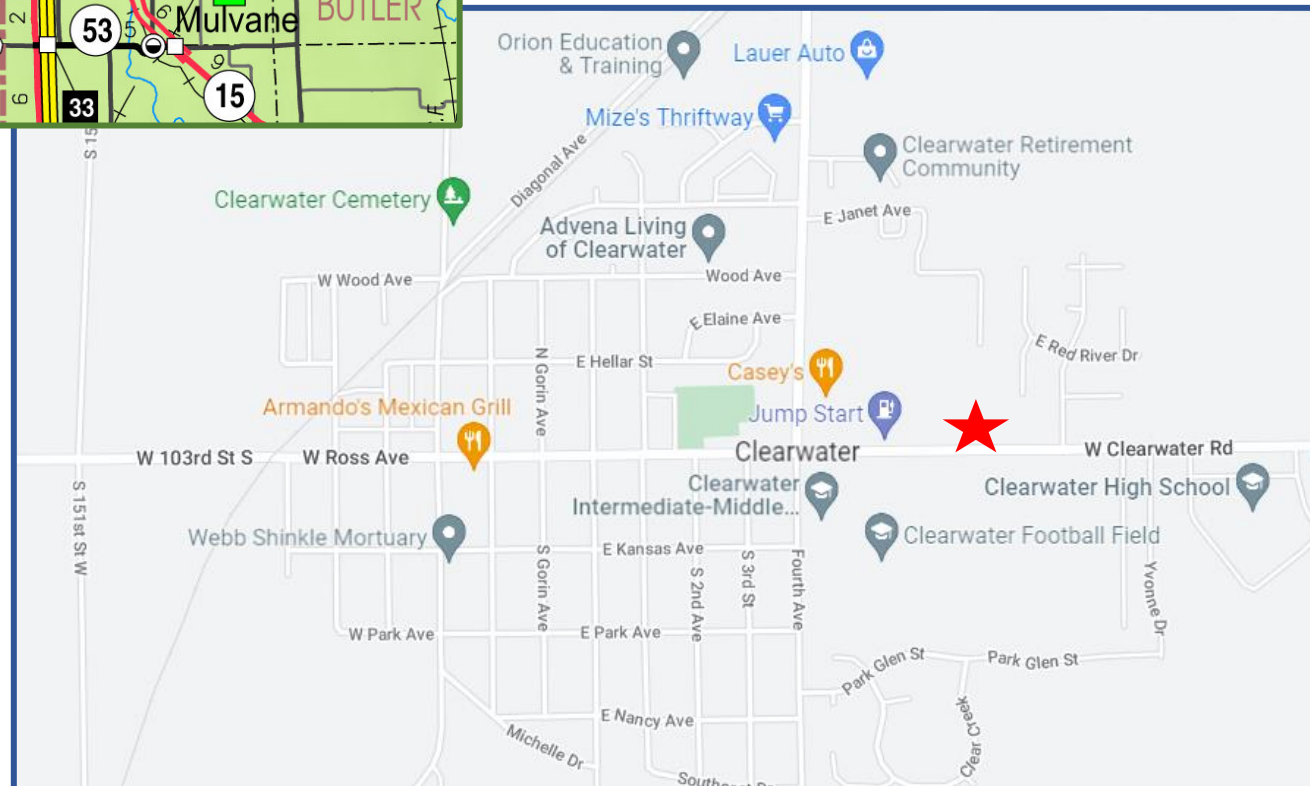
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**Rare Multifamily Property
Investment with Adjoining Lots
in Clearwater KS
(a suburban community
just outside of Wichita KS)**

Located near 4th & Ross Ave



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