DUPLEXES FOR SALE 4th & Ross Ave Clearwater KS

Sales Price: $3,950,000
Units: 25
Unit Sizes: 1,242 sf – 2,275 sf
Years Built: 2012, 2014, 2017
Zoning: Duplex

2025 Taxes for Units:
Generals: $72,528.15
Specials: $25,864.86

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

All with attached 2 car garages & automatic openers

- **Clearwater School District**
- **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

Classic real estate inc.

8110 E 32nd Str N #150 Wichita KS 67220

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

Sales Price $3,950,000

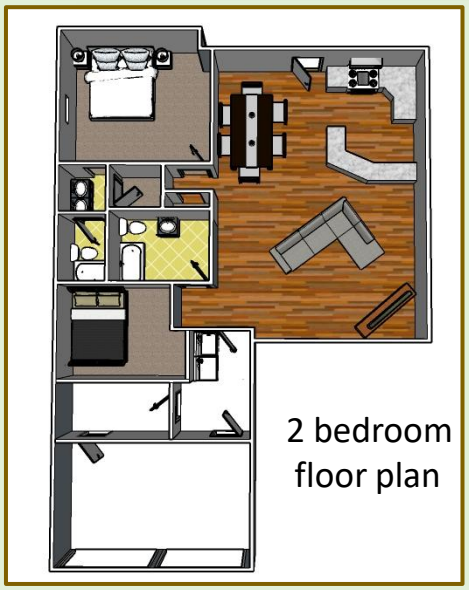
11 Duplexes, 1 Triplex, with 2 car garages attached in Clearwater School District

Contact: Dwayne M Dugan (316) 619-3547

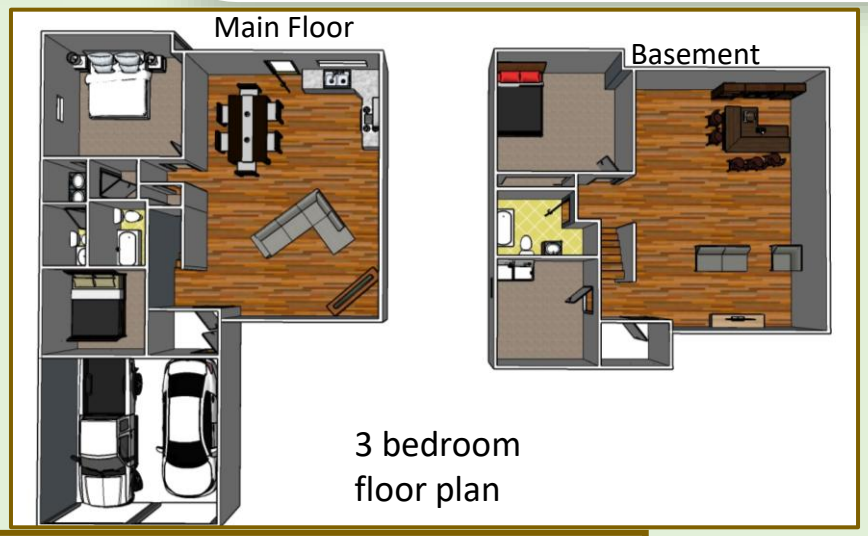
Classic real estate inc.

8110 E 32nd Str N #150 Wichita KS 67226 (316) 634-2600

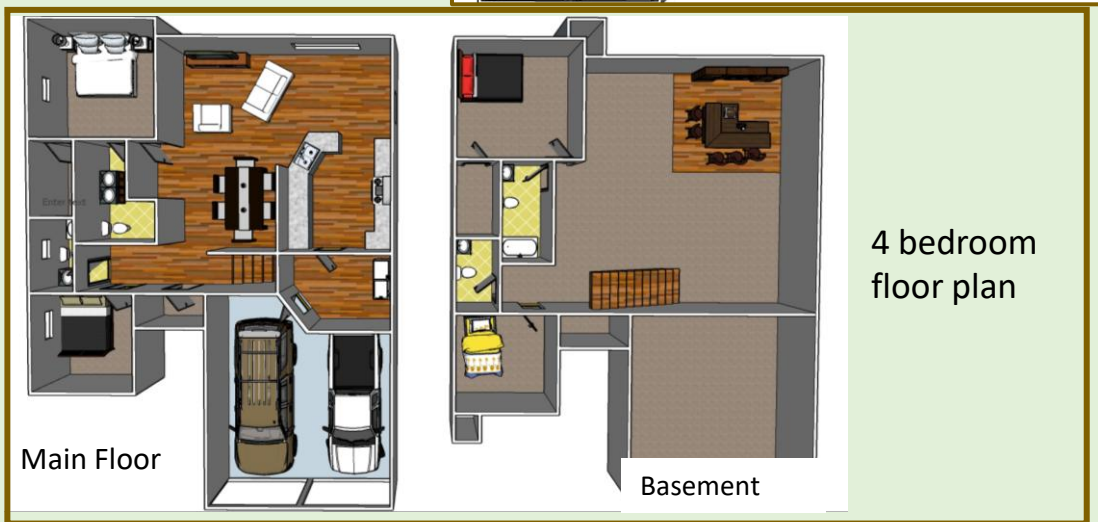
Indian Lakes Duplexes and Triplex in Clearwater KS



2 bedroom
floor plan



3 bedroom
floor plan

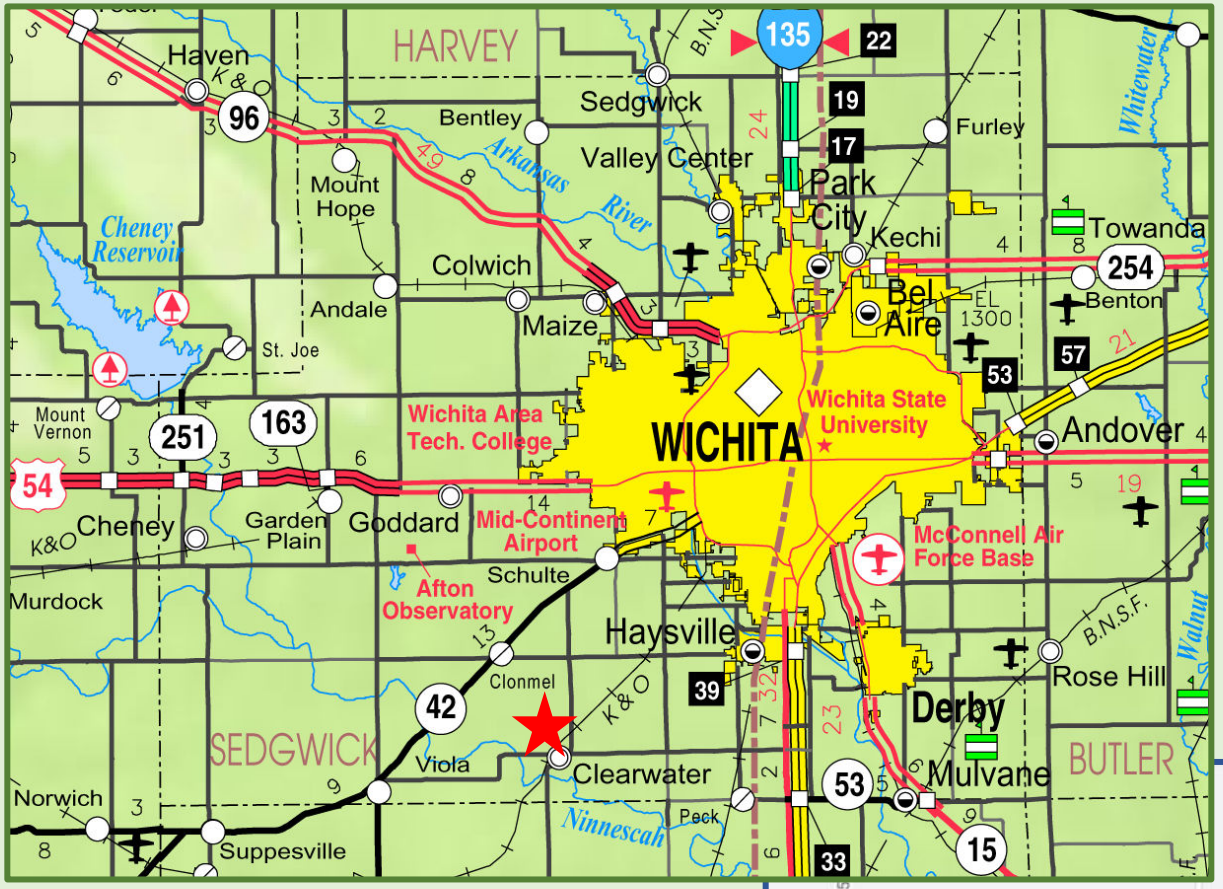


4 bedroom
floor plan

Dwayne M Dugan
(316) 619-3547

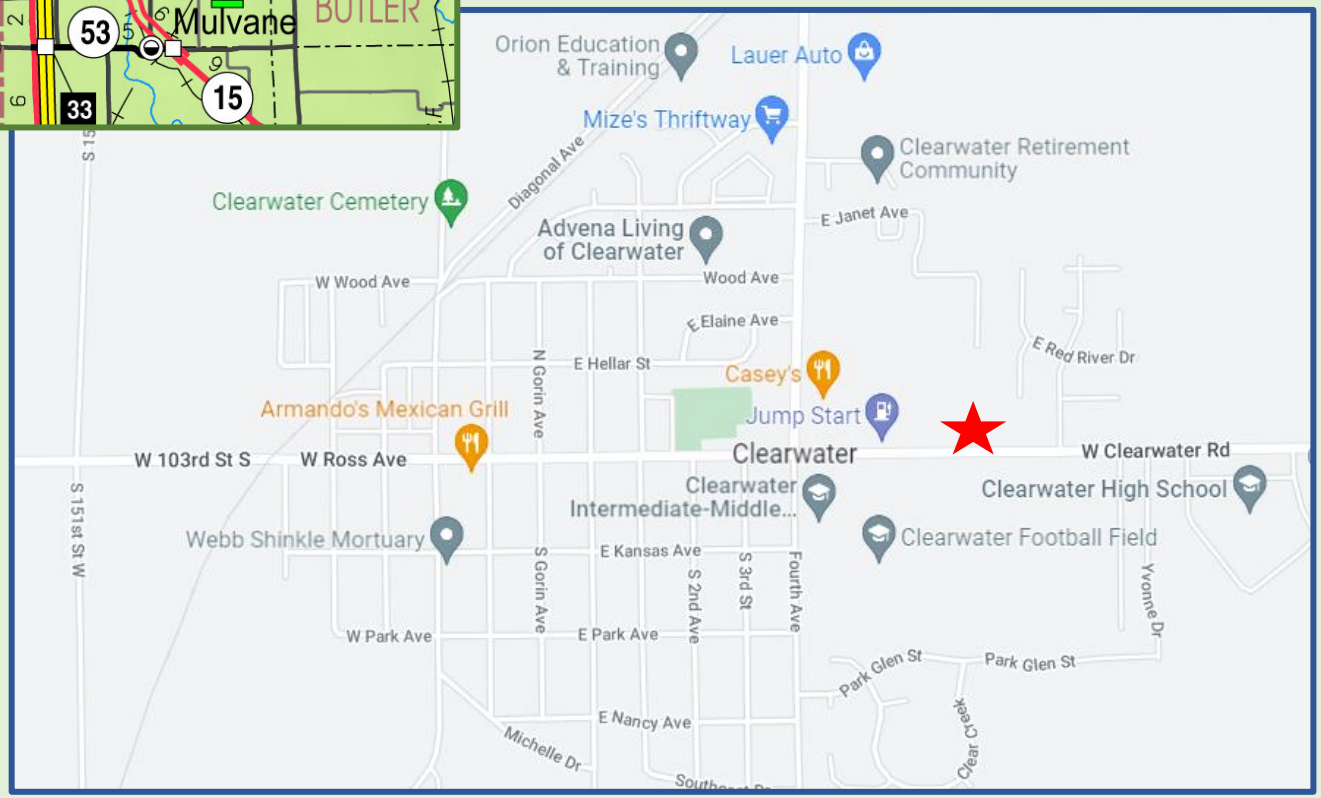
Classic real estate inc.

8110 E 32nd Str N #150- Wichita, KS 67226
(316) 634-2600



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

Located near 4th & Ross Ave



Dwayne M Dugan (316) 619-3547

Classic real estate inc.

8110 E 32nd Str N #150- Wichita, KS 67226
(316) 634-2600