

INCOME PRODUCING MEDICAL OFFICE WITH FUTURE VERSATILITY

Immediate Cash Flow with Potential Conversion

1100 N TOPEKA AVENUE | WICHITA, KS

BUILDING SIZE	ZONING	YEAR BUILT	LOT SIZE
8,477 Sq Ft	Multi-Family	1986	0.21 Acres

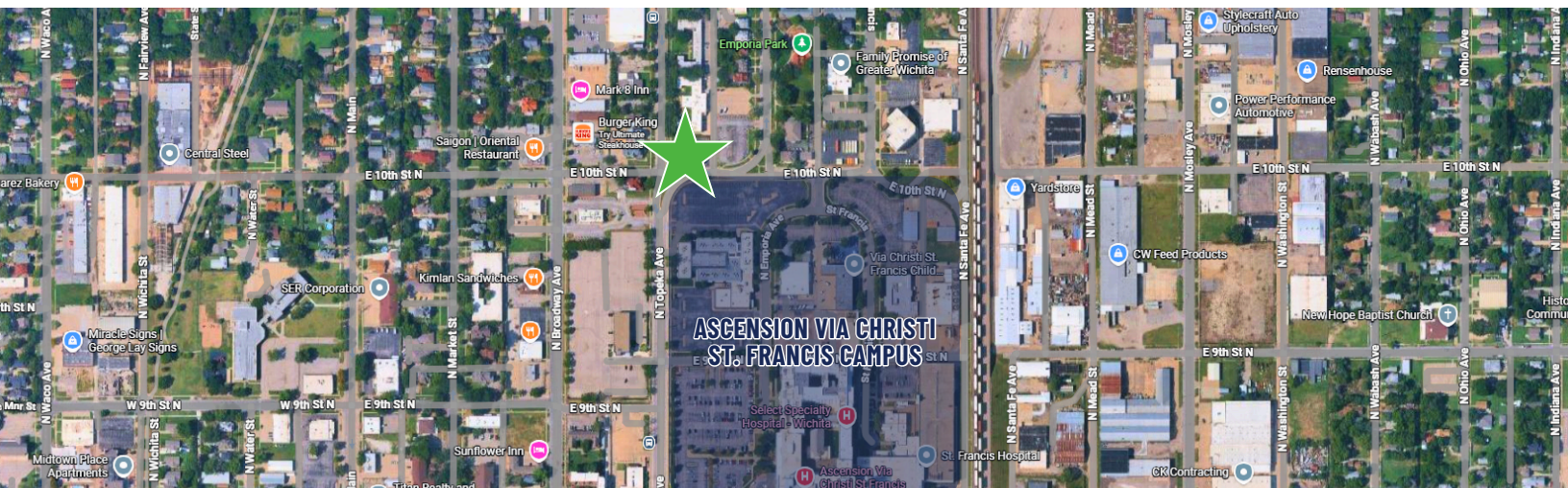
THE STRATEGIC ADVANTAGE

IMMEDIATE INCOME VIA 12 MONTH LEASEBACK

This is a rare “de-risked” investment opportunity in the heart of Wichita’s medical district. The current medical tenant intends to lease back the facility for approximately 12 months following the sale. This provides a new owner with immediate cash flow while evaluating future conversion options.

KEY HIGHLIGHTS

- **Irreplaceable Location:** Directly north of the region’s largest hospital campus.
- **Specialized Infrastructure:** 8,477 sq ft medical building featuring a surgery suite.
- **Multi-Family Zoning:** Zoning allows conversion to apartments or short-term rentals (such as Airbnb).
- **New Roof:** Completed July 2026.
- **Traditional Build:** Lobby, offices, and exam rooms are featured inside.



CURRENT UTILITY & FUTURE POTENTIAL

PHASE 1: STABLE MEDICAL INVESTMENT

Utilize the current medical build-out during the leaseback period:

- **Surgery Suite:** Equipped for outpatient procedures.
- **Clinical Flow:** Efficient layout including multiple exam rooms, nurse stations, and administrative offices.
- **Physician Hub:** Directly adjacent to Ascension Via Christi St. Francis, providing unmatched convenience for hospital-affiliated staff.



Office



Exam Room



Lobby

PHASE 2: ADAPTIVE RE-USE POTENTIAL

Following the leaseback period, the Multi-Family Zoning opens diverse strategies:

- **Apartment Conversion:** The 8,477 sq ft footprint is ideal for reconfiguring into a multi-unit apartment building.
- **Short-Term Rental / Airbnb:** Extreme demand exists for medical-adjacent housing. This location is perfectly situated for:
 - Traveling nurses and medical residents.
 - Families of patients undergoing long-term care at St. Francis.
- **Corner Lot Utility:** On-site parking and high visibility make this a premier site for residential or office tenants.

LOCATION HIGHLIGHTS



MEDICAL EPICENTER

Directly borders the St. Francis medical ecosystem.



ACCESSIBILITY

Immediate access to I-135 and the Central Business District.



ECONOMIC ANCHOR

Located in a corridor with constant demand for both medical and residential space.

PRICING & TERMS

LIST PRICE: \$ 875,000

LEASEBACK TERMS: Approximately 12 Months

CONTACT FOR INQUIRIES & MORE DETAILS

Jared Simpson

Builder's Incorporated

1081 South Glendale, Wichita, KS 67218

OFFICE: 316-684-1400

EMAIL: cornerstoneholdingsks@gmail.com

DIRECT: 316-295-6873