

# EXCLUSIVE SINGLE-TENANT OFFERING

**Paul Kott Realtors, Inc.**  
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

**BURGER KING**  
2150 West 21<sup>st</sup> Street North  
Wichita, KS

## INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,026,000
- ◆ RENTABLE SQUARE FEET: 1,896
- ◆ PRICE PER SQUARE FOOT: \$541.14
- ◆ YEAR BUILT: 2006
- ◆ CAP RATE - CURRENT: 7.50%

## INVESTMENT HIGHLIGHTS

- ◆ Excellent 7.5 Percent CAP Rate
- ◆ Franchisee Rebuilt Building with New BK Concept
- ◆ 5 Percent Base Rental Increase Every Five Years
- ◆ 6 Percent Percentage Rent Above Natural Breakpoint
- ◆ Proven Location for Over 30 Years
- ◆ Absolute NNN Leased Investment

**CLOSED**



Sold By:

**BRETT CERVANTES**

Senior Investment Associate

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