

# Torres Riverfront Plaza

807 - 815 NORTH WACO AVENUE, WICHITA, KS 67203

**PRICED FOR SALE**

Listing Price \$1,750,000



**Gross Buy Side Fee: \$52,500**

## Features

- FOR SALE - FULLY LEASED | FUTURE-READY OFFICE ASSET
- Size: 19,824 SF
- Year Built: 1971
- Price/SF: \$95.84
- Cap Rate: 8.79%
- NOI: \$153,861.59
- Loan Balance: \$817,000

## Property Information

- ✓ 100% Occupied
- ✓ Consistent Revenue Stream
- ✓ Owner Open to Sale-Leaseback
- Located just minutes from downtown, it's positioned for smart growth in a maturing market.
- All spaces leased out, steady rental income.
- Balcony views of the historic Riverside Park, adding aesthetic and functional value.
- 100% Occupied - Immediate Revenue Proven Tenancy - No Guesswork
- Flexible Exit Options - Owner Open to Sale-Leaseback
- Tucked Just Off the Urban Core - Easy Access + Visibility
- This isn't just a building — it's a momentum move. With consistent returns and built-in tenancy, this asset checks both the stability box and the "what's next" potential for future-minded investors.



**Johanna Kellner-Ledesma**  
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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

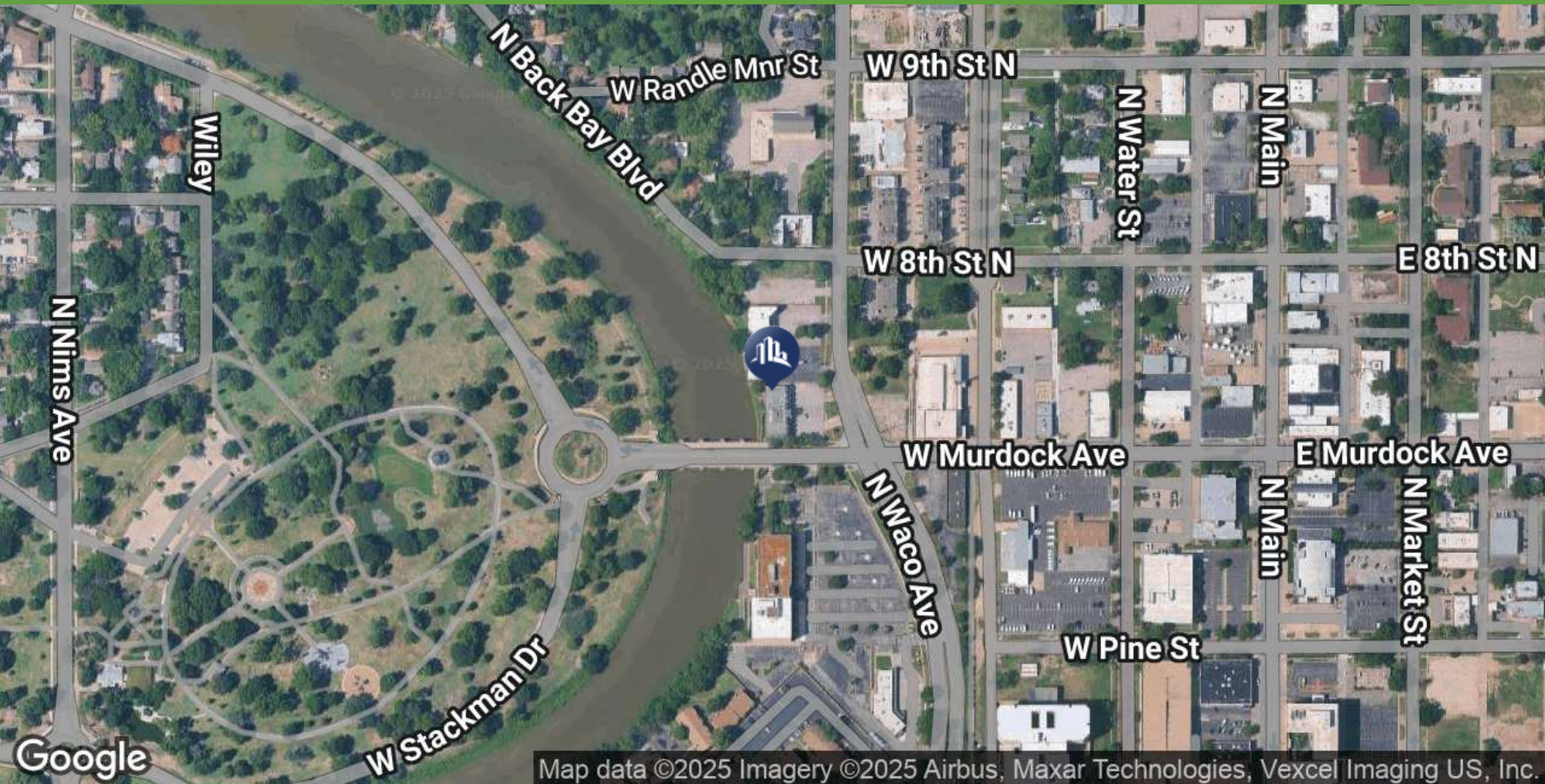


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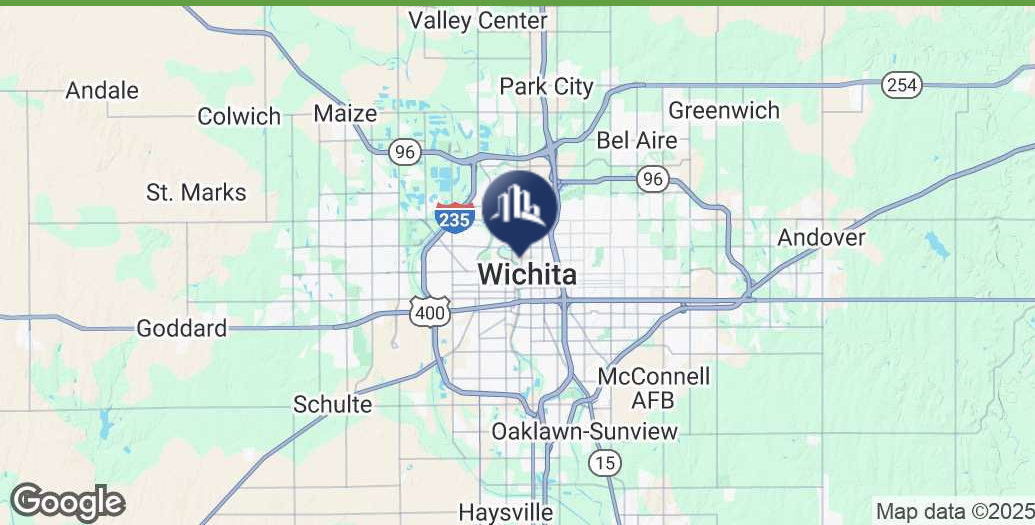


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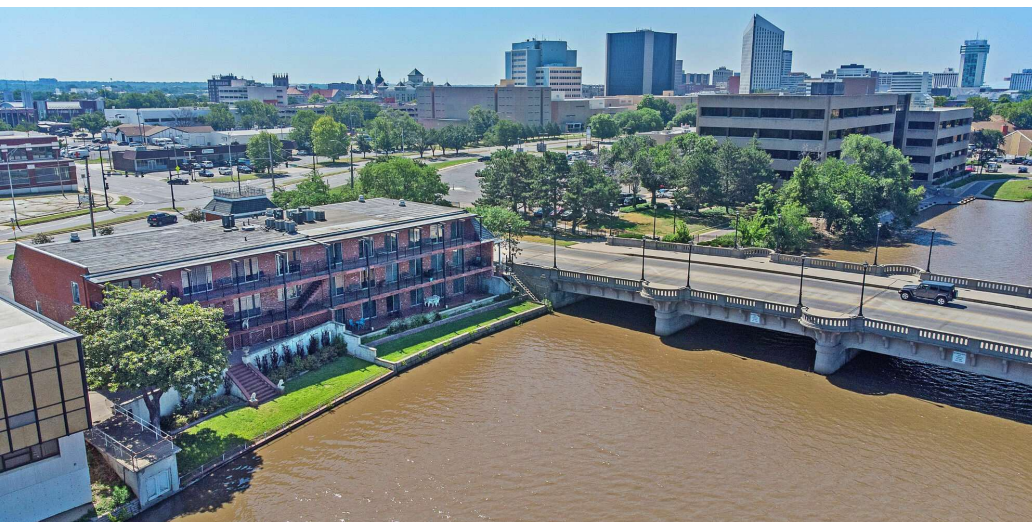


## LOCATION DESCRIPTION

807 N Waco Ave, Wichita, KS is a prime commercial property offering unparalleled convenience and steady income. Situated near the Central Business District, it ensures high visibility and accessibility. Adjacent to Riverside Park, tenants enjoy scenic views and a serene setting. With proximity to transit, dining, and retail, this location blends charm, convenience, and business potential.

## LOCATION DETAILS

County	Sedgwick
Cross Streets	Waco and Murdock
Road Type	Paved
Market Type	Large
Nearest Highway	Kellogg 54
Nearest Airport	ICT WICHITA REGIONAL AIRPORT



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