

# EAST SIDE OFFICE BUILDING FOR SALE

## 6611 E. Central—Outstanding Investment Property!



For more  
information  
or to  
schedule  
a showing  
please contact  
Tony or Calvin.

### **BUILDING ADDRESS**

6611 E. Central  
(Near Central & Woodlawn)

### **BUILDING SIZE**

10,671 sq. ft. (100% leased)

### **SITE**

17,982 sq. ft.

### **BUILT**

1962 7,340 sq. ft. (north building)  
1979 3,331 sq. ft. (south building)

### **2016 REAL ESTATE TAXES**

\$19,321.78 general  
4.58 special  
\$19,326.36

### **SALE PRICE**

\$850,000

### **PARKING**

Abundant doorside parking

### **CONSTRUCTION TYPE**

Brick, steel columns, wood studs

### **COMMENTS**

- Great visibility and accessibility
- Exterior street signage on Central Ave.
- Located near many restaurants, retail
- Suitable for office, retail, medical
- Tenants include: Doctors' Offices  
Insurance Agency Title Company  
Anesthesiologists Marketing Agency
- Rent Roll & Operating Statement available upon signing a Confidentiality Agreement

8 / 2017



**Tony Utter:** 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD tony@utterproperties.com

**Calvin Klaassen:** 316-641-5174 (mobile) / 316-263-2448 (office)  
calvin@utterproperties.com

# 6611 E. CENTRAL / AERIAL

For more  
information  
or to  
schedule  
a showing  
please contact  
Tony or Calvin.



**Tony Utter:** 316-990-8710 (mobile) / 316-263-2448 (office)  
CCIM, JD tony@utterproperties.com

**Calvin Klaassen:** 316-641-5174 (mobile) / 316-263-2448 (office)  
calvin@utterproperties.com