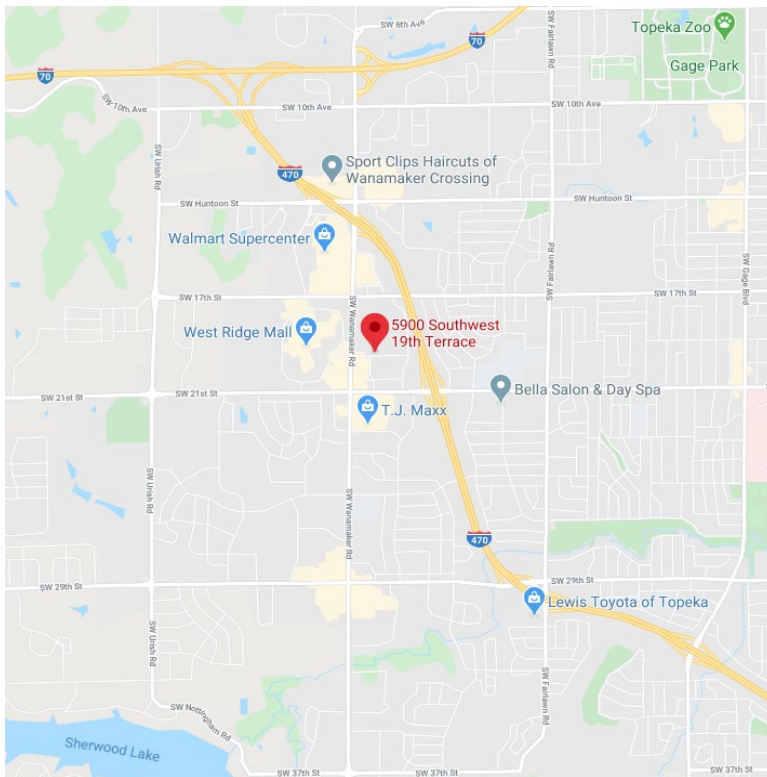


FOR SALE OR LEASE | RETAIL OR OFFICE SITE
5900 SW 19TH TERRACE | TOPEKA, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



Property Summary

SALES PRICE:	\$126,384 (\$4.00/SF) Cash at Closing
LAND LEASE:	Negotiable
BUILD-TO-SUIT:	Negotiable
LOT SIZE:	31,596 [±] SF (0.73 [±] acres)
2024 RE TAXES:	\$1,933.72
ZONING:	R-1 (Property requires re-zoning.)
TRAFFIC COUNT:	23,845 [±] cars per day at Wanamaker Rd. and 19th Terr

EXCLUSIVELY LISTED BY:

BRADY LUNDEEN

Agent

Direct: 785.228.5303

brady@kscommercial.com

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LAND
FEATURES:
LOCATION
FEATURES:

Retail or office site. Build-to-suit option available. Property will require rezoning. Located one block from Wanamaker Road; Topeka's high retail and restaurant district. Directly next to Colaw Fitness, CarStar, and Sherwin Williams. Access to I-470 Highway within a few blocks.

