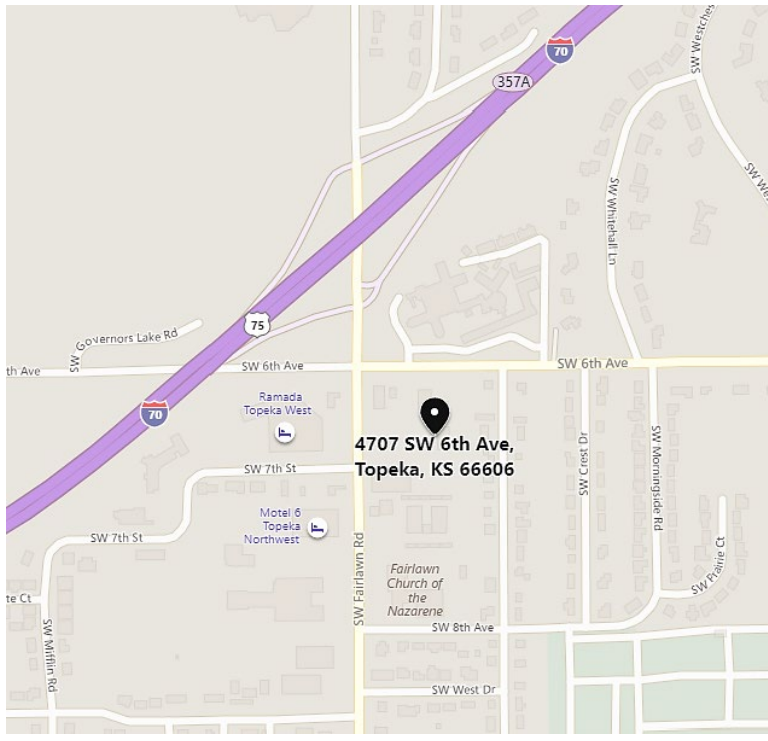
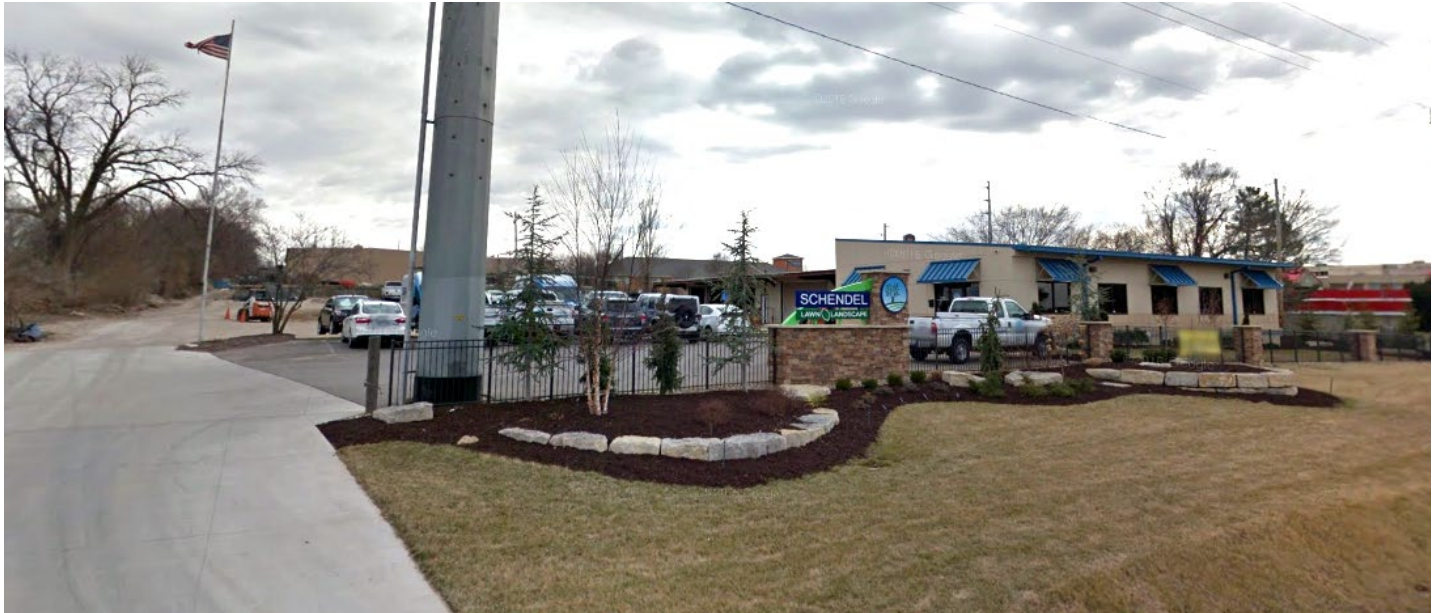


FOR SALE OR LEASE | FLEX BUILDINGS | OFFICE/RETAIL/WAREHOUSE

4707 SW 6TH AVENUE | TOPEKA, KS 66606



Property Summary

SALE PRICE	\$595,000 (\$47.33/SF)
LEASE RATE	\$6,000/MONTH
BUILDING SIZE	12,570 SF
LOT SIZE	124,402 SF (2.85+/- ACRES)
2018 R.E. TAXES	\$17,718.42
YEAR BUILT	1967 – 2012
RENOVATED	2014
ZONING	C-4, Commercial
SIGNAGE	Existing Monument Signage
CROSS STREET	6 th Avenue & Fairlawn Rd.
TRAFFIC COUNTS	13,150+/- VPD – 6 th and Fairlawn

Excellent Southwest location with quick and easy access to I-70 Highway. Property is currently home to a landscaping company.

360 Walk-thru:
<https://my.matterport.com/show/?m=7jCpHUtSH33>

MARK REZAC
Partner
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BUILDINGS:	SIZE/SF:	YEAR BUILT:	CEILING HEIGHT:	COMMENTS:
Office:	2,720 ^{+/-}	2012	12'	Nicely finished office space with drive in warehouse on the south side of the building
Storage/Warehouse:	4,850 ^{+/-}	1967	12'	Metal building with steel frame and no HVAC. Drive-in
Storage/Warehouse:	5,000 ^{+/-}	1977	12'	50'x100' metal building with steel frame and no HVAC. Loading dock.

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	5,198	45,132	109,269
MEDIAN HH INCOME:	\$45,715	\$48,089	\$49,946

LANDLORD PAYS: Landlord pays all base building operating expenses of real estate taxes and property insurance.

TENANT PAYS: Tenant pays utilities, janitorial, minor interior maintenance, and exterior maintenance expenses and operating expenses over the base year for real estate taxes and property insurance.

BUILDING FEATURES: Multiple buildings including office, storage, and warehouse with drive-in doors, fenced yard, and asphalt parking lot.

LOCATION FEATURES: Great location just east of SW Fairlawn Road and SW 6th Avenue. I-70 Highway and access within a block.

