

FOR SALE AND FOR LEASE

4020 SW 6TH AVE

Topeka, KS 66606

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.



## PROPERTY DESCRIPTION

Approximately 3.81+/- acres with two buildings for sale at the NW corner of 6th & Gage Blvd.

4000 SW 6th is a fully-occupied, multi-level building with approximately 3,500+/- SF and 4020 is an office building with approximately 5,480+/- SF (available for lease).



## Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=7BDunr5U1ZQ>

## OFFERING SUMMARY

Sale Price	\$915,000
Combined Building SF	8,980+/- SF
Total Lot Size	165,963+/- SF
Year Built	1954
Zoning	C4
2024 RE Taxes	\$26,284.96

## DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,403	21,750	49,186
Total Population	6,544	47,484	113,573
Average HH Income	\$68,081	\$67,471	\$70,798

Listed By:

MARK REZAC

Partner

785.228.5308

mark@kscommercial.com

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)



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4000



Property Type

Retail

Building Size

3,498<sup>+/-</sup> SF

Building Class

C

Year Built

1950

**FULLY OCCUPIED**

4020



Property Type

Office

Building Size

5,480<sup>+/-</sup> SF

Building Class

C

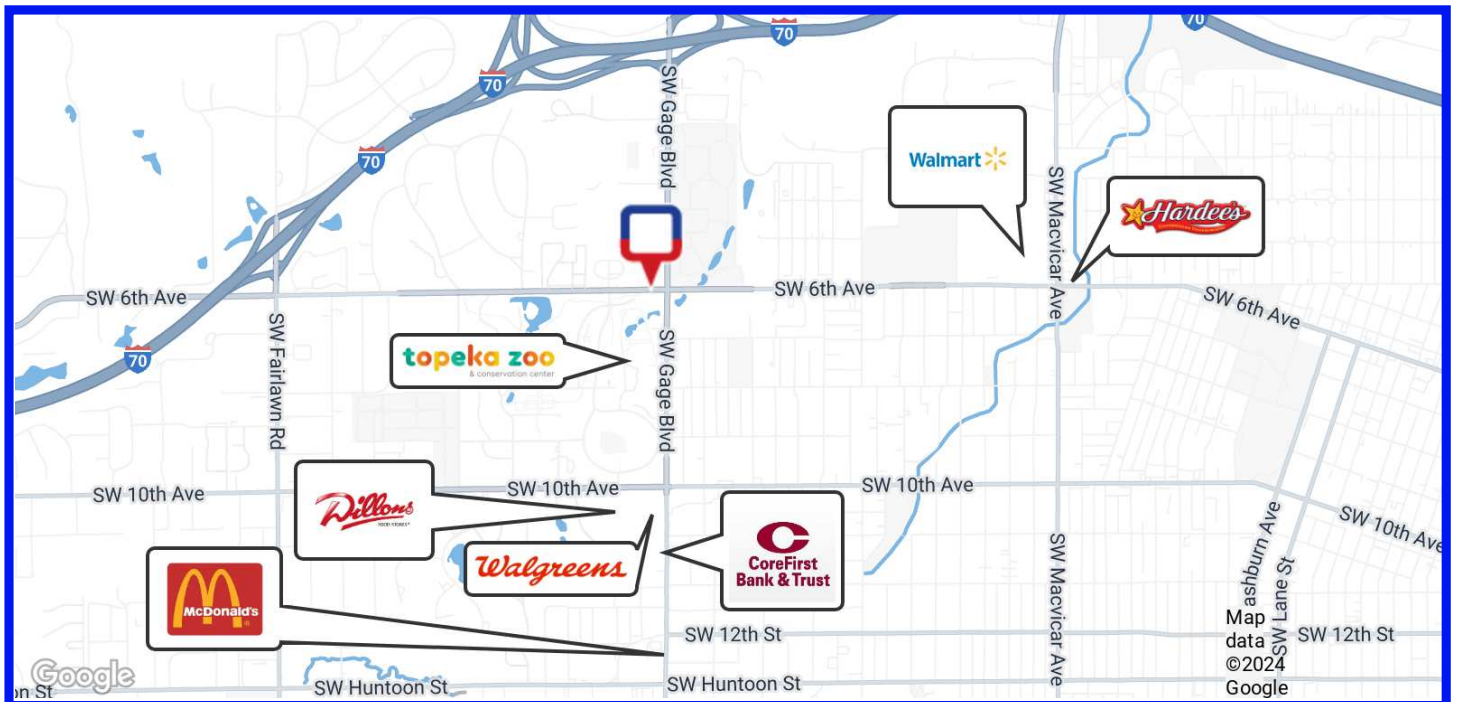
Year Built

1954

**LEASE RATE**

\$5,000/mo

Tenant pays for their own janitorial, utilities, and interior maintenance.  
Landlord is responsible for roof and exterior maintenance.



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