

FOR LEASE

# 718 S KANSAS AVE

Topeka, KS 66603

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.

## PROPERTY DESCRIPTION

Former Jersey Mike's sandwich chain in downtown Topeka. The space features natural light and high ceilings. The walk-in cooler and freezer are still on property. This is in great condition for a small restaurant.

## OFFERING SUMMARY

Lease Rate	\$12.00/SF/YR
Estimated Charges	\$2.00/SF/YR
Available Space	3,478 <sup>+/-</sup> SF
Building Size	8,186 <sup>+/-</sup> SF
Year Built	1900
Zoning	C5
Traffic Counts	6,580 <sup>+/-</sup> vehicles/day

### 360 WALK-THRU LINK:

<https://my.matterport.com/show/?m=ThGqhNGe1SL>

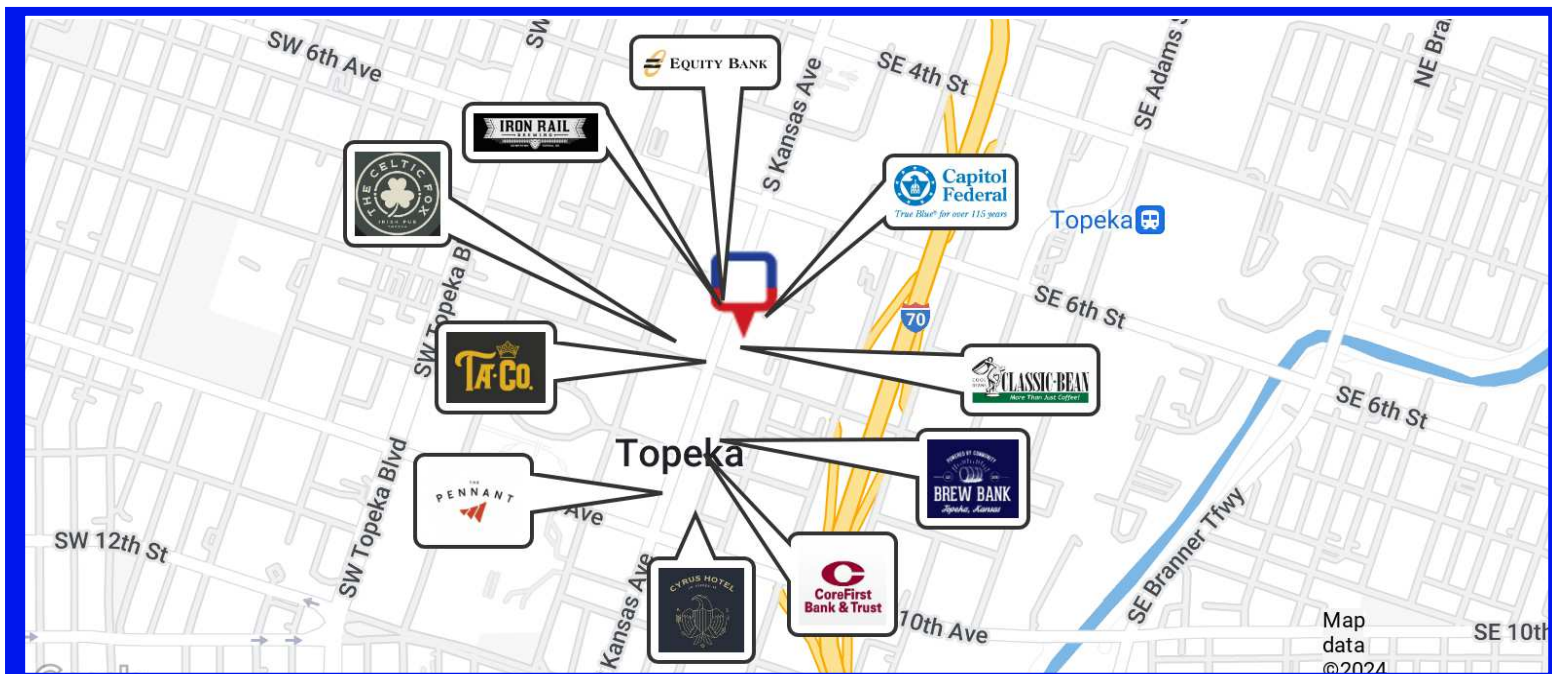


SPACE	LEASE RATE	BASE RATE/MO	EST. CHARGES
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3,478 <sup>+/-</sup> SF	\$12.00/SF/YR	\$3,478	\$580/MO
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Landlord pays roof and structural maintenance.

Tenant pays all operating costs associated with the premises except for roof and structural repairs or replacement.



Listed By:

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Partner

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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.

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