



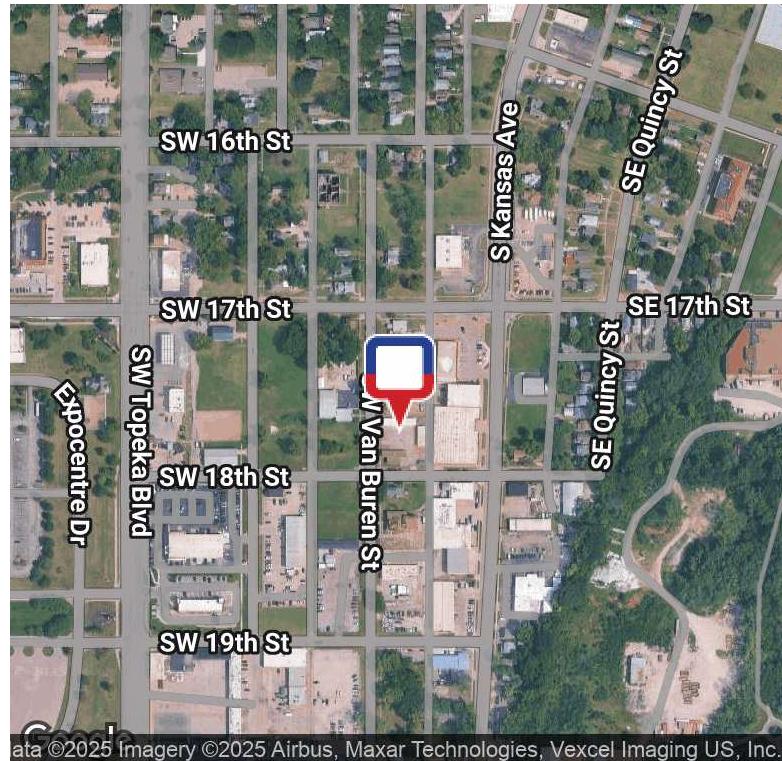
PROPERTY DESCRIPTION

Approximately 6,484^{+/} SF of buildings on a 20,250^{+/} SF lot. Property includes a 1,292^{+/} SF office building with full basement, and two storage buildings (2,400^{+/} and 1,500^{+/} SF) with a fenced gravel yard, and two vacant lots consisting of 6,750^{+/} SF at the NW corner of 18th and Van Buren.

New flooring, interior paint, some exterior paint, and roof in 2025.

OFFERING SUMMARY

Sale Price	\$279,500
Building Size	6,484 ^{+/} SF
Available Space	6,484 ^{+/} SF
Lot Size	20,250 ^{+/} SF
Number of Units	3
Year Built	1965
Zoning	I1



Listed By:



ED ELLER
Broker, SIOR, Partner
785.228.5302
ed@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 lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

FOR SALE / LEASE

1734 SW VANBUREN

Topeka, KS 66612

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC

Virtual Walk-Thru Link: <https://my.matterport.com/show/?m=2ztcCZMDWSs>



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KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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Property Map- 1734 SW Van Buren



3/13/2025, 11:10:42 AM

1:282

Parcels

Lot Lines

Hand_Drawn_Maps - 1980s

Subdivision Labels

Lot Labels

Subdivisions

0 0 0.01 0.01
0 0 0.01 0.02

Shawnee County, KS, SNCO GIS

SNCO GIS

All map data subject to Shawnee County GIS data disclaimer. Parcel lines are not survey accurate and should not be used for legal purposes.