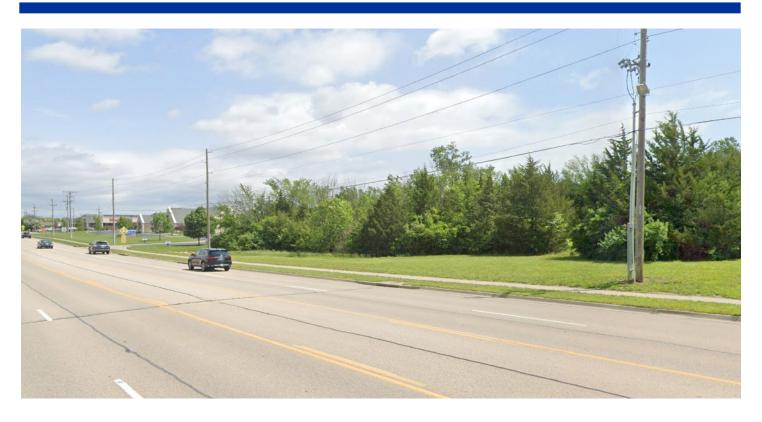


PROPERTY SUMMARY	
SALES PRICE	\$299,000 (\$3.44/sf)
LAND SIZE	87,080 ^{+/-} SF 2.054 ^{+/-} AC
ZONING	PUD – O&I-2 Use
2025 R. E. TAXES	\$7,121.18
ELECTRIC SERVICE	Evergy
GAS SERVICE	Kansas Gas Service
WATER & SEWER	City of Topeka
TRAFFIC COUNT	10,905+/- vpd LISTED BY:

MIKE MORSE Partner | SIOR | Agent

Direct: 785.228.5302 mike@kscommercial.com





SITE FEATURES: Great opportunity for a west side

Topeka office location. Lot may be

divided into 1-acre sites.

COMMENTS: This site is located south of Dove

Creations and between Sherwood

Lake and Clarion Woods

neighborhoods.

