



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	Evergny
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

FOR SALE | OFFICE SITE

SW WANAMAKER RD & 38TH STREET | TOPEKA, KS 66610

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



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.

