FOR SALE

SE 28TH TERR & SE BEACH DR

Topeka , KS 66605

KANSAS COMMERCIAL REAL ESTATE SERVICES, INC

Great retail, office, or flex site opportunity adjacent to Lake Shawnee and the Bettis Family Sports Complex.

PROPERTY SUMMARY

Sale Price	$120,000.00
Lot Size	1.86 Acres
Zoning	PUD, OI2, C2, R1
2025 RE Taxes	$4,178.68
Special Taxes	
City Sewer (ends in 2026)	$641.85 annually
City Paving (ends 2027)	$4,214.93 annually
Total	$4,856.78 annually
Utilities	All underground
Electric Service	Evergy
Gas Service	Kansas Gas Service
Water & Sewer	City of Topeka

Bettis Family Complex Stats:

- 44 baseball and soccer league games
- 3,700 baseball and soccer league participants with over 30,000 league game spectators
- 10 tournaments with 5,000 participants and over 13,000 spectators

(Not calculated are high school events or practice events)

Listed By:

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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.