

IMPROVED PRICING



PROPERTY DESCRIPTION

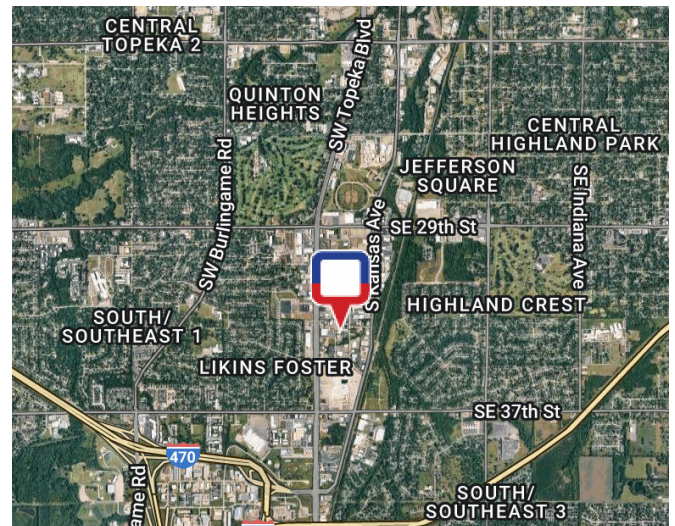
Investment opportunity.

Currently leased into 2030 under a personally guaranteed modified gross lease, providing immediate stable income and reduced ownership responsibilities. Annual rent increases with aggressive increase at renewal option. Immediate cash flow for investors with strong upside potential.

This recently renovated commercial property offers a turnkey, investment-ready opportunity with high-quality upgrades throughout. Improvements include a new HVAC system, all-new Low-E high-efficiency glass and storefronts, and two ADA-compliant restrooms, and private offices. The site is EV-charger ready with dedicated breakers and conduit to the curb. The property features a secure fenced area, over 20 on-site parking stalls, and ample street parking.

OFFERING SUMMARY

Sale Price	\$259,900
Building Size	3,192 ^{+/-} SF
Lot Size	20,128 ^{+/-} SF
Year Built	1964
Zoning	I1
2025 RE Taxes	\$6,383.32
Construction	Concrete
Heat & Air System	Forced heat, central air conditioning
Plumbing	Male & female restrooms
Parking	Paved lot with 27 ^{+/-} spaces
Roof	New in 2021



Listed By:

ED ELLER
Broker, SIOR, Partner
785.228.5302
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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.

FOR SALE

316 SW 33RD ST

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



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