



#### PROPERTY SUMMARY

SALES PRICE	\$95,000 Cash at Closing
PRICE/SF	\$7.56/SF
LOT SIZE	11,250 <sup>+/-</sup> SF 0.26 <sup>+/-</sup> acres
2025 R.E. TAXES	\$2,463.54
ZONING	C-3, Commercial; PUD
UTILITIES	All city services are available to the site
TRAFFIC COUNT	20,605 <sup>+/-</sup> vpd on Topeka Blvd

**COMMENTS:** Asphalt parking accommodates approximately 32<sup>+/-</sup> parking spaces. Curb cut, right-in/right-out, approved by City for office use. Retail usage would require re-zoning.

**LOCATION FEATURES:** Lot is located on S. Topeka Blvd., one block from Kansas State Capitol grounds. High traffic area within walking distance to office buildings, retail, restaurants and shopping.

**EXCLUSIVELY LISTED BY:**

**MARK REZAC**

Agent | Partner

Direct: 785.228.5308

mark@kscommercial.com