

FOR SALE  
200 N KANSAS AVE | TOPEKA, KS 66603



**PROPERTY SUMMARY**

<b>SALE PRICE</b>	\$525,000
<b>LEASE RATE</b>	\$8,000/month NNN
<b>BUILDING SIZE</b>	115,721 <sup>+/-</sup> SF
<b>LOT SIZE</b>	48,685 <sup>+/-</sup> SF 1.12 <sup>+/-</sup> acres
<b>YEAR BUILT</b>	1901
<b>ZONING</b>	D-3
<b>2023 R.E. TAXES</b>	\$19,169.56
<b>PARKING</b>	Minimal 6-10 spaces



**Reinvestment Housing Incentive District**

**ED ELLER**  
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**Tremendous opportunity to develop Topeka’s new Riverfront project, affordable housing, retail, and or loft space. Possible eligibility for the Rural Housing Incentive District Act (RHID ) funding. Several incentive programs and local entitlements possible.**



SPACE AVAILABLE:	SIZE/SF:	RATE/MONTH:	COMMENTS:
Full Building:	115,721 <sup>+/-</sup>	\$8,000.00 NNN-RS	Former cold storage facility. The first 3 floors, 60,000 <sup>+/-</sup> SF

**WAREHOUSE SPECS**

CEILING HEIGHT:	10’ – 14’	WATER:	8” Main
ROOF:	Combination	HEATING & COOLING:	Minimal heating in office areas, the balance of the building was formerly refrigerated freezer space with average temperatures between 0 deg F and 14 deg. F. Engine room is north of the building and included in the sale.
COLUMN SPACING:	Varies per floor (see floor plan)	ELECTRIC:	Heavy 480v for engine room 240V for majority of remaining building 208V on SW corner operating equipment installed in 2006
CONSTRUCTION:	Poured Concrete and masonry with some brick and limestone. Roof replaced in 2010.		
LIGHTING:	Food grade fluorescent and incandescent lighting throughout.		
ELEVATOR:	Main elevator rated at 8000 lbs.		
BUILDING FEATURES:	Concrete loading dock, formerly a cold storage facility.		

**Upper Story RHID**

RHID is expanded to include the renovation of buildings or other structures that are more than 25 years old for residential use and located in a central business district. This allows for vertical construction including improvements made to the second or higher floors of a building or other structure. This does not include improvements for commercial purposes. The increment can be used to reimburse costs on the following types of items: property acquisition, plumbing, HVAC, walls, flooring, removal of hazardous substances or materials, roof, framing, etc. Costs incurred that benefit the entire building, such as roof, should be allocated between the non-residential and residential uses.

**RHID Program Info:** <https://www.kansascommerce.gov/program/community-programs/rhid/>

**FAQ PDF Link:** [https://www.kansascommerce.gov/wp-content/uploads/2021/08/FAQ-for-RHID-Upper-Story-Housing-Program.final\\_.082421.pdf](https://www.kansascommerce.gov/wp-content/uploads/2021/08/FAQ-for-RHID-Upper-Story-Housing-Program.final_.082421.pdf)

