

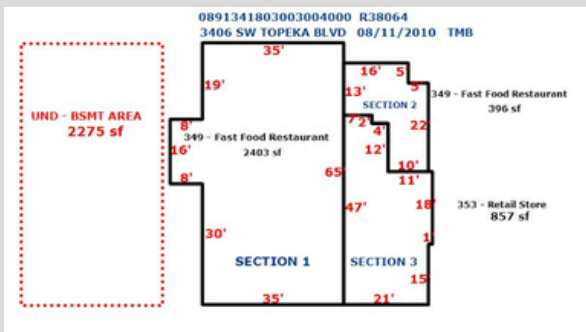


**FOR SALE OR LEASE**  
**\$1,100,000- SALE**



## 3406 SW TOPEKA BLVD, TOPEKA, KS

This property offers prospective buyers a unique chance to own a significant piece of Topeka's growing commercial landscape. Strategic location in Topeka, providing easy access to I470/I70. 3,656 SF of versatile main level commercial space. Robust growth and development in surrounding areas. Property available to buy, lease, or build to suite ground lease.



- ✓ LOCATED CLOSE TO MAIN HWYS
- ✓ NEAR NEW CHICK-FIL-A & WHATABURGER
- ✓ DRIVE THRU & 30 PARKING SPACES
- ✓ HIGH TRAFFIC COUNTS

**John Kollhoff - Broker**

☎ 785-760-3361

✉ johnkollhoff@gmail.com