

**For Sale | \$345,000 | 4,500 SF 1st Floor Retail + 2nd Floor & Basement
623 S Kansas Avenue Topeka, KS 66603**



Stand-Alone Retail Building (previously David's Jewelers)
4,500 SF 1st Floor Retail - 2,250 SF 2nd Floor - 4,000 SF Basement
Located Directly Across from Every Plaza
Gas Meter in Place - Service is Disconnected
Roof ~20 Years Old - Near End of Useful Life
Parcel is 0.08 Acres - Building is 25' Wide x 140' Deep

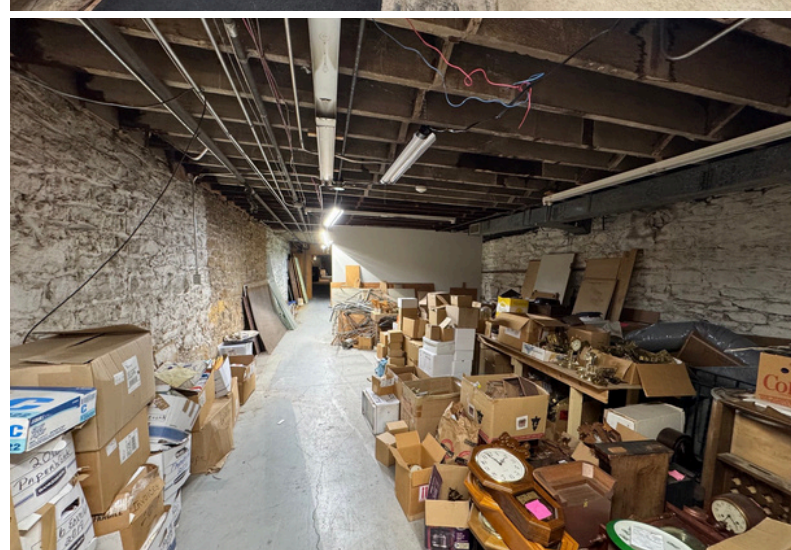
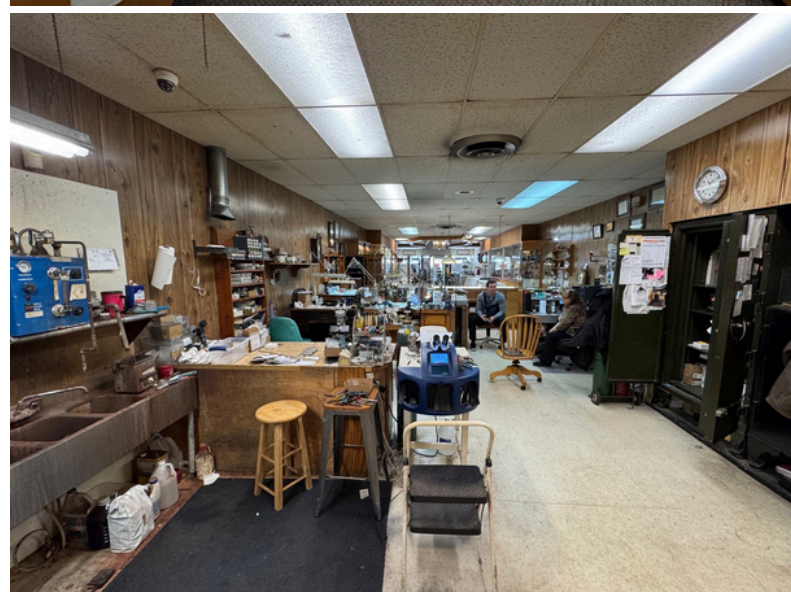


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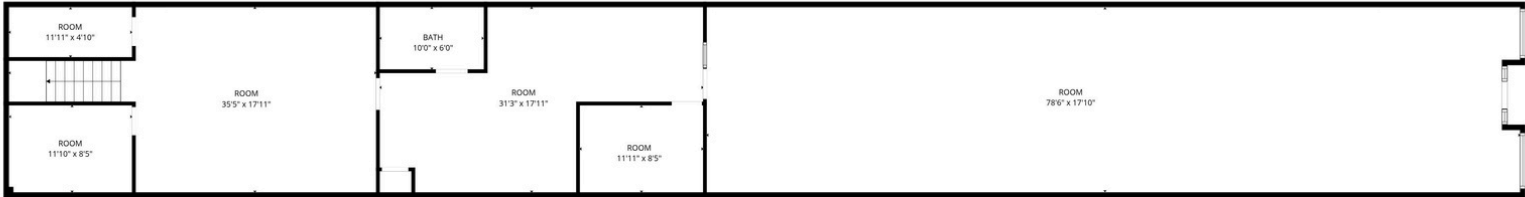
Limestone Foundation
Ground Level Retail
2nd Story Office
Basement Storage

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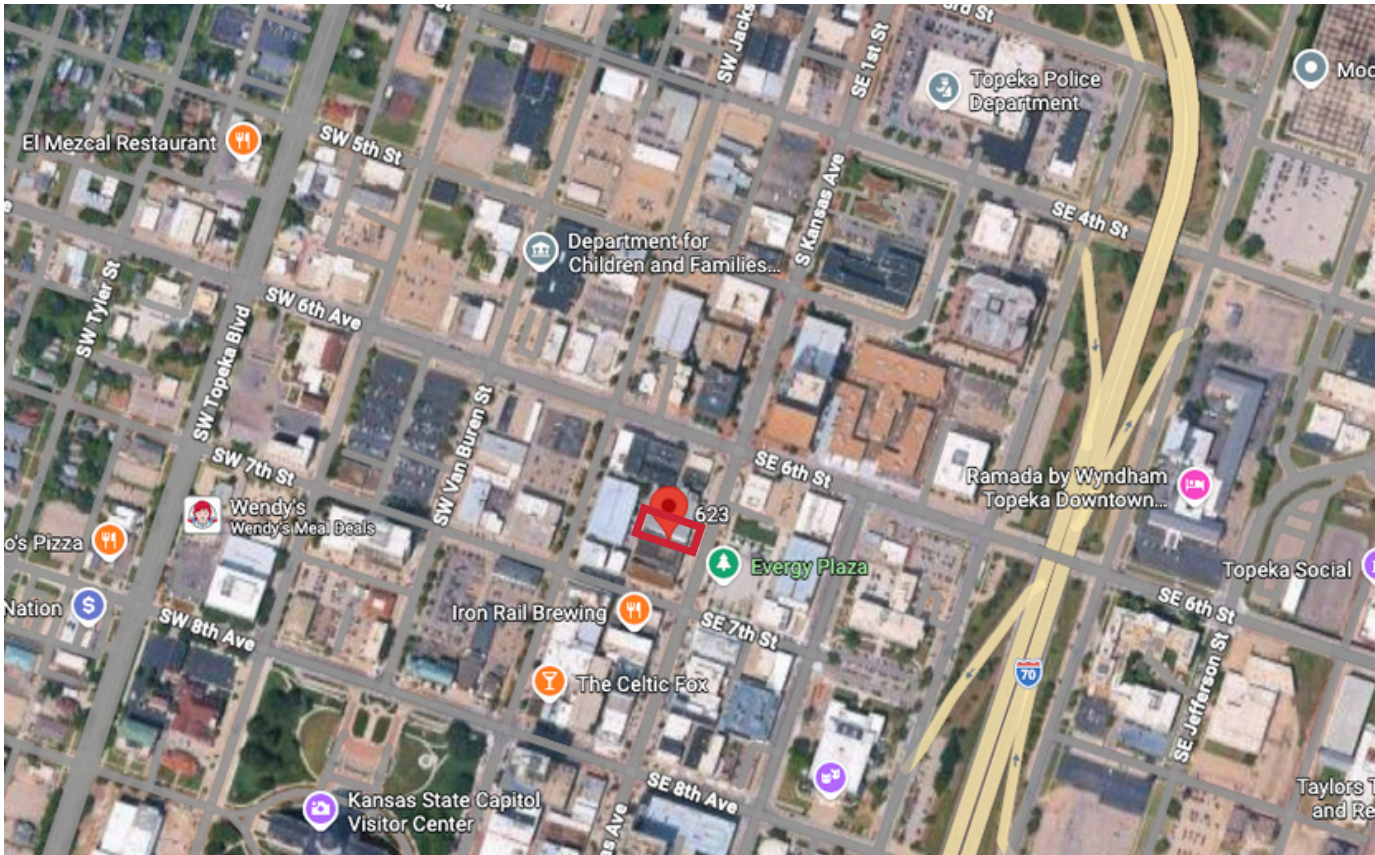


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Ground Level Floor Plan



I-70	0.3 Miles
Capitol Building	0.3 Miles
Lawrence	27 Miles
KCI Airport	72 Miles



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