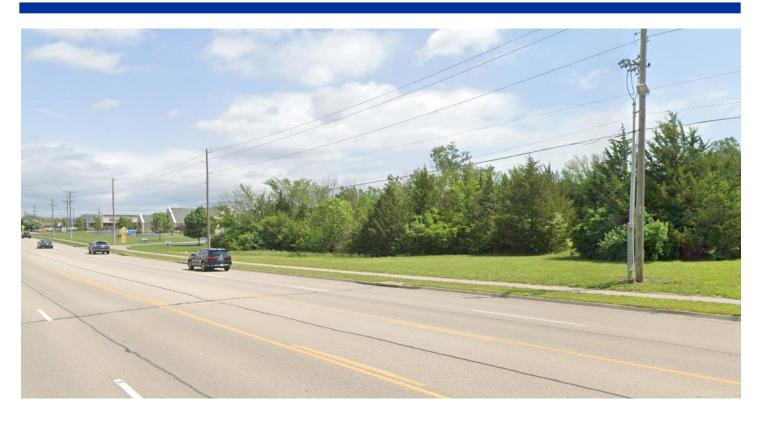


PROPERTY SUMMARY	
SALES PRICE	\$299,000 (\$3.44/sf)
LAND SIZE	87,080 <sup>+/-</sup> SF 2.054 <sup>+/-</sup> AC
ZONING	PUD – O&I-2 Use
2024 R. E. TAXES	\$7,105.60
ELECTRIC SERVICE	Evergy
GAS SERVICE	Kansas Gas Service
WATER & SEWER	City of Topeka
TRAFFIC COUNT	10,905+/- vpd LISTED BY:

## MIKE MORSE Partner | SIOR | Agent

Direct: 785.228.5302 mike@kscommercial.com





**SITE FEATURES:** Great opportunity for a west side

Topeka office location. Lot may be

divided into 1-acre sites.

**COMMENTS:** This site is located south of Dove

Creations and between Sherwood

Lake and Clarion Woods

neighborhoods.

