



**PROPERTY SUMMARY**

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

**MIKE MORSE**

Partner | SIOR | Agent

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**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.

