

FOR SALE

SW 20TH AND ASHWORTH STREET

Topeka, KS 66604

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



LOCATION

Located near the Wanamaker Retail Corridor amid national, regional, and local retailers. Abundant traffic in the area and quick and easy access to I-470.

Nearby retailers include Target, Sonic, Chipotle, Michaels, Enterprise Rent-a-Car, and Squeaky Clean Car Wash.

PROPERTY SUMMARY

Sale Price	\$440,913
Price/SF	\$3.75/SF
Lot Size	2.69 [±] acres
2025 RE Taxes	\$6,790.34
Zoning	C4
Utilities	Utilities to site

WEST PARCEL

75,487[±] SF
1.7329[±] Acres
2023 RE Taxes: \$6,704.16

EAST PARCEL

42,090[±] SF
0.9662[±] Acres
2023 RE Taxes: \$3,738.16

Listed By:

MARK REZAC

Partner

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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

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