

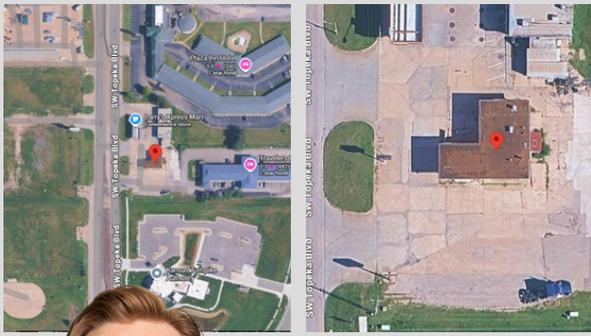


FOR SALE OR LEASE

\$1,200,000- SALE
\$5,000/MO.- LEASE



3840 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. 1,305 sf of versatile commercial space. Robust growth and development in surrounding areas. Property available to buy, or lease.



- ✓ LOCATED CLOSE TO MAIN HWYS
- ✓ UNLIMITED POTENTIAL
- ✓ NEAR HOTELS & RESIDENTIAL AREA
- ✓ NEAR MANUFACTURING & DISTRIBUTION CENTERS
- ✓ HIGH TRAFFIC COUNTS

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