



PROPERTY SUMMARY

SALES PRICE	\$95,000 Cash at Closing
PRICE/SF	\$7.56/SF
LOT SIZE	11,250 ^{+/-} SF 0.26 ^{+/-} acres
2023 R.E. TAXES	\$2,237.74
ZONING	C-3, Commercial; PUD
UTILITIES	All city services are available to the site
TRAFFIC COUNT	20,605 ^{+/-} vpd on Topeka Blvd

COMMENTS: Asphalt parking accommodates approximately 32^{+/-} parking spaces. Curb cut, right-in/right-out, approved by City for office use. Retail usage would require re-zoning.

LOCATION FEATURES: Lot is located on S. Topeka Blvd., one block from Kansas State Capitol grounds. High traffic area within walking distance to office buildings, retail, restaurants and shopping.

EXCLUSIVELY LISTED BY:

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