

FOR SALE

# 825 S KANSAS AVE

Topeka, KS 66612

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC



## PROPERTY DESCRIPTION

Positioned along Kansas Avenue, this ground floor space benefits from strong daytime foot traffic and excellent visibility within the city's central business district. The Kansas State Capitol, nearby restaurants, hotels, and government offices are all within walking distance, creating a steady flow of potential customers and employees. It has easy access to I-70, making it easily accessible for both local visitors and regional commuters.

## OFFERING SUMMARY

Sale Price	\$1,750,000.00
Space Available For Sale	13,000 <sup>+/-</sup> SF
Lot Size	14,200 <sup>+/-</sup> SF
Year Built	2002
Zoning	C5



Listed By:

**MIKE MORSE**

Partner, SIOR

785.228.5304

mike@kscommercial.com

**MARK REZAC**

Partner

785.228.5308

mark@kscommercial.com

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.

**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com**

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