

INVESTMENT PROPERTY FOR SALE

2925 SE WALNUT DR

Topeka, KS 66605

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PROPERTY DESCRIPTION

Excellent investment opportunity at 2925 SE Walnut Rd in Topeka, Kansas. This 3,575+/- SF single-story commercial building sits on a 0.61-acre lot and is currently operating as a successful veterinary clinic. The building's single-level design provides convenient access for clients and staff, while the site has ample on-site parking.

Located in an established southeast Topeka area, the property benefits from proximity to surrounding residential neighborhoods and nearby commercial businesses, providing consistent traffic and strong visibility.

If you are an investor seeking a stable commercial asset, this property offers strong long-term potential.

PROPERTY SUMMARY



INVESTMENT HIGHLIGHTS

BUILDING SUMMARY

Sale Price	\$598,500
Building Size	3,575 ^{+/-} SF
Lot Size	26,602 ^{+/-} SF
Year Built	2008
Zoning	OI2
2025 RE Taxes	\$18,695.42
Construction	Stud-brick veneer

PROPERTY INFORMATION

- Strong and positive clientele
- Easy access and private parking lot
- Mini duct split system in grooming room and kennel for extra heat and air
- Two 3-ton HVAC split systems
- Brand new Antiback flow device for incoming water

INVESTMENT HIGHLIGHTS

						Initial Term	1st Option	2nd Option
Current Income		Sq Ft	\$/Month	NNN \$/Yr	\$/SF/YR	Expiration Date	NNN \$/Year	NNN \$/Year
Western Veterinary Partners		3,575	3,800.00	\$45,600.00	\$12.76	2/28/2027	\$47,880.00	\$50,274.00
Expense	Non-Reimbursed - Estimated			\$0.00	\$0.00		\$0.00	\$0.00
	Reserve/Replacement			\$0.00	\$0.00		\$0.00	\$0.00
	Total			\$0.00	\$0.00		\$0.00	\$0.00
NOI				\$45,600.00	\$12.76		\$47,880.00	\$50,274.00

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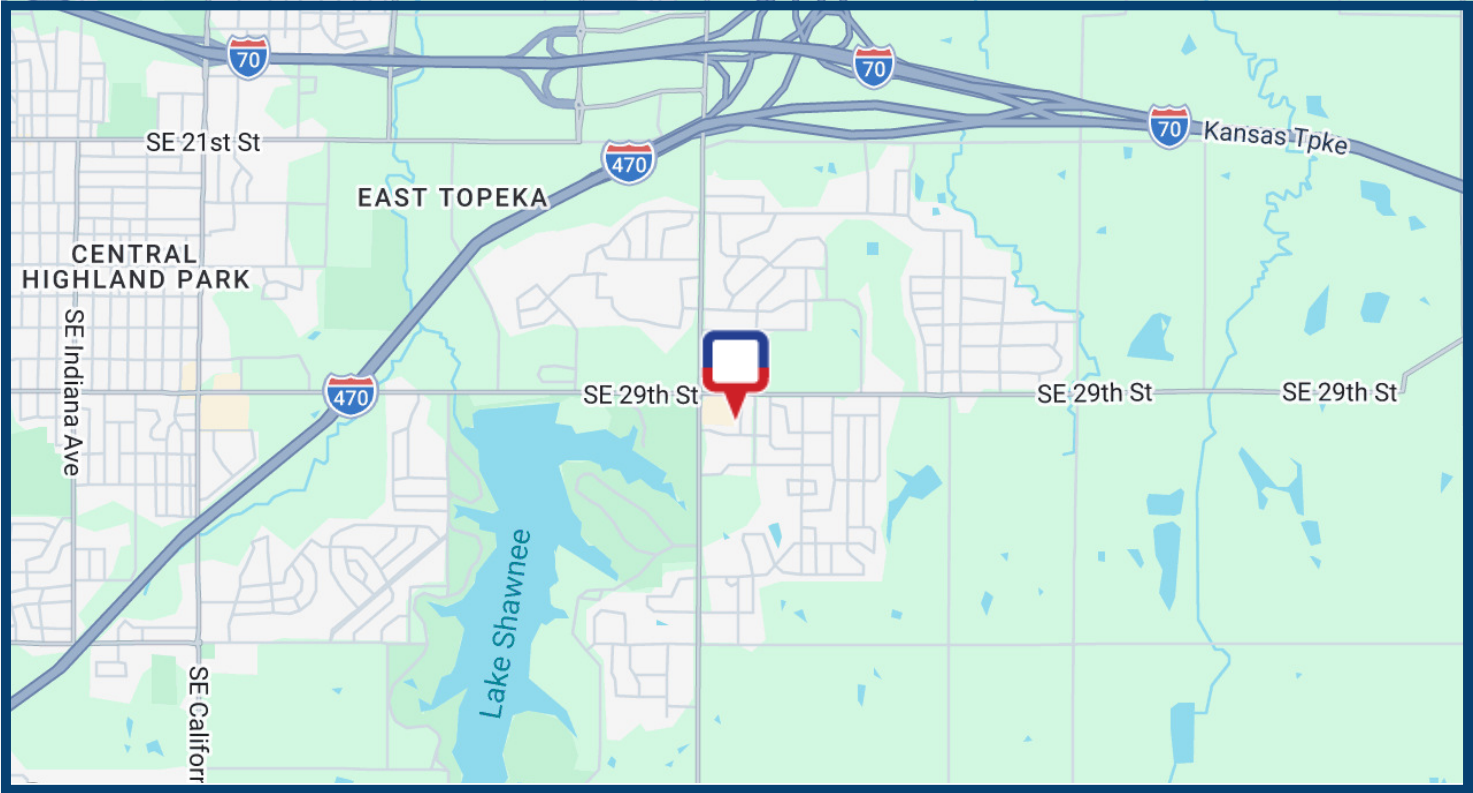
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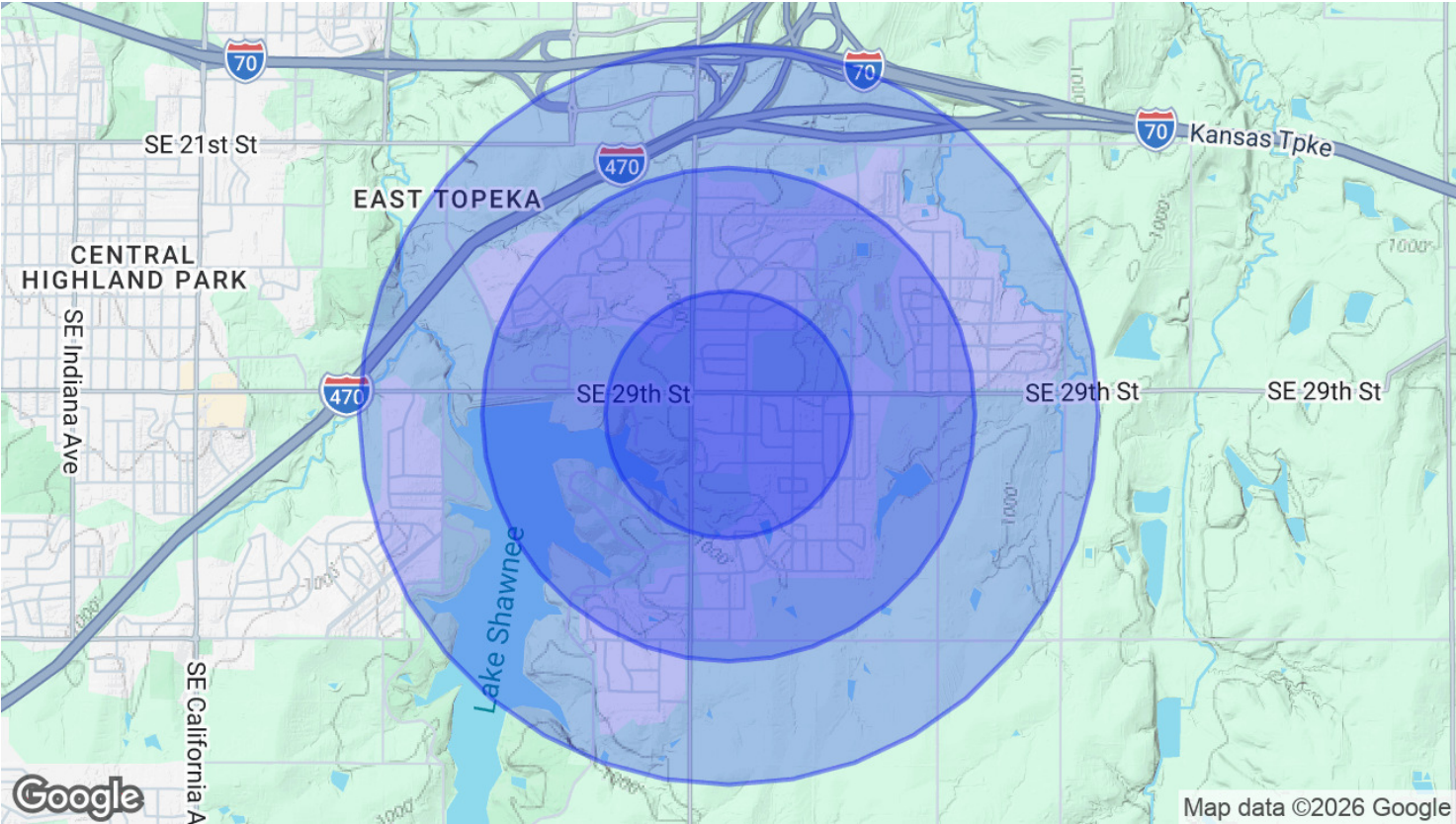
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,526	4,941	7,003
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	593	1,869	2,626
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$94,320	\$103,263	\$104,364
Average House Value	\$253,754	\$254,297	\$249,421

Demographics data derived from AlphaMap



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