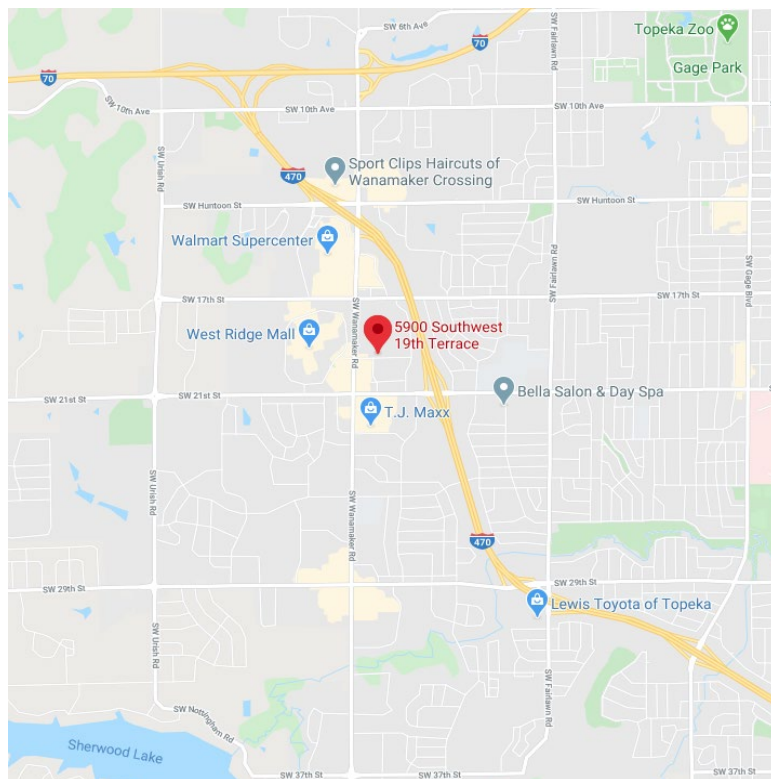


FOR SALE OR LEASE | RETAIL OR OFFICE SITE
 5900 SW 19TH TERRACE | TOPEKA, KS 66604



Property Summary

SALES PRICE:	\$126,384 (\$4.00/SF) Cash at Closing
LAND LEASE:	Negotiable
BUILD-TO-SUIT:	Negotiable
LOT SIZE:	31,596 ^{+/-} SF (0.73 ^{+/-} acres)
2023 RE TAXES:	\$1,913.38
ZONING:	R-1 (Property requires re-zoning.)
TRAFFIC COUNT:	23,845 ^{+/-} cars per day at Wanamaker Rd. and 19th Terr

EXCLUSIVELY LISTED BY:

BRADY LUNDEEN

Agent

Direct: 785.228.5303
 brady@kscommercial.com



LAND FEATURES:
LOCATION FEATURES:

Retail or office site. Build-to-suit option available. Property will require rezoning. Located one block from Wanamaker Road; Topeka's high retail and restaurant district. Directly next to Colaw Fitness, CarStar, and Sherwin Williams. Access to I-470 Highway within a few blocks.

