

3835 SW 29TH STREET

Topeka, KS 66604



PROPERTY DESCRIPTION

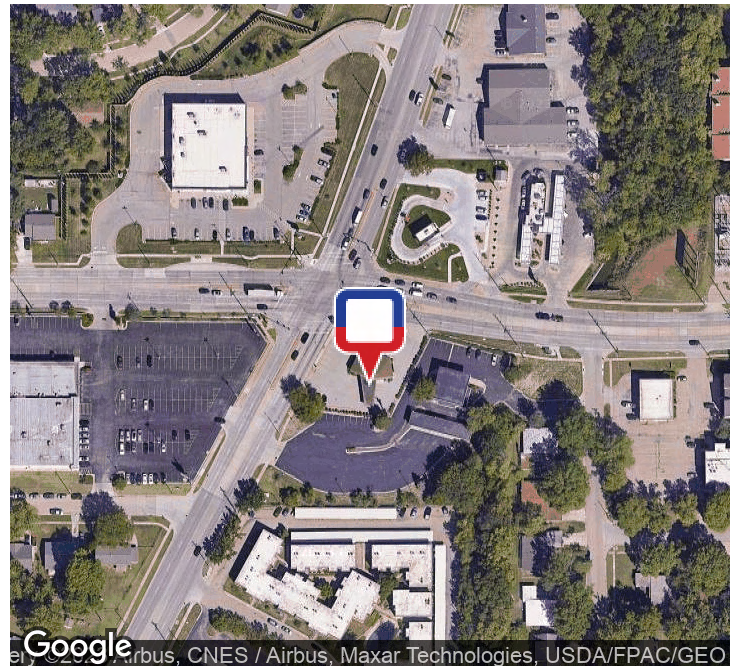
Former free-standing bank building at the corner of 29th and Gage Blvd with great drive by exposure.

HIGHLIGHTS

- Drive-thru lanes
- Full span basement
- Corner lot at a signaled light
- Pole signage available
- Excellent daily traffic counts - 18,504^{+/-} vehicles per day on SW Gage Blvd and 15,767^{+/-} on SW 29th St

360 VIRTUAL TOUR LINK:

<https://my.matterport.com/show/?m=EZop9SXU6ke>



Listed By:

MARK REZAC

Partner

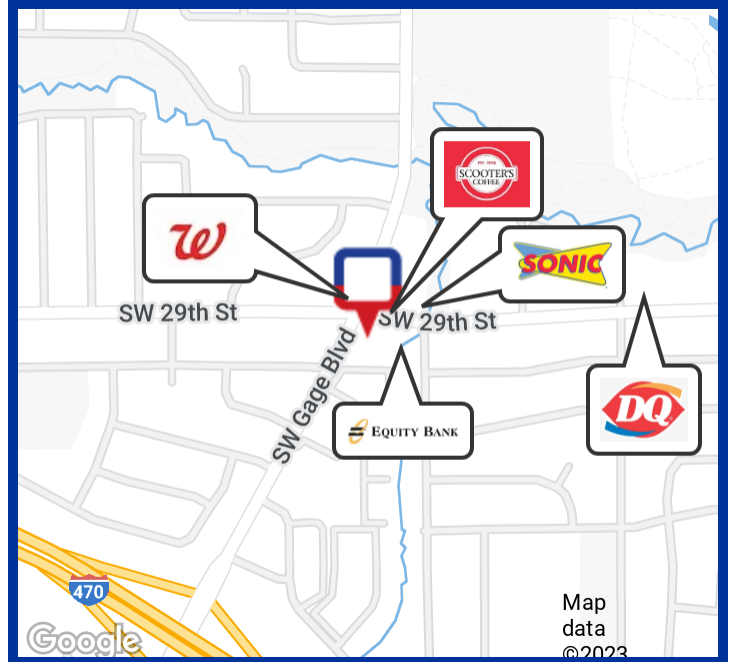
785.228.5308

mark@kscommercial.com

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SPACES	BASE RATE	SPACE SIZE	RATE/MO	CHARGES/MO
3835 SW 29th St	To Be Negotiated	1,788 ^{+/-} SF	To Be Negotiated	\$973.15

OFFERING SUMMARY**Sale Price: To Be Negotiated**

Building Size:	1,788 ^{+/-} SF
Available SF:	1,788 ^{+/-} SF
Lot Size:	18,807 ^{+/-} SF
Year Built:	1974
Zoning:	PUD, C4
2024 R.E. Taxes	\$11,363.06
Parking	18 spaces

- Tenant is responsible for all operating expenses to include real estate taxes, property insurance, exterior and interior maintenance, utilities, and janitorial.
- Landlord is responsible for roof and structure.
- Charges are estimated at \$6.61/SF/YR

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