



PROPERTY DESCRIPTION

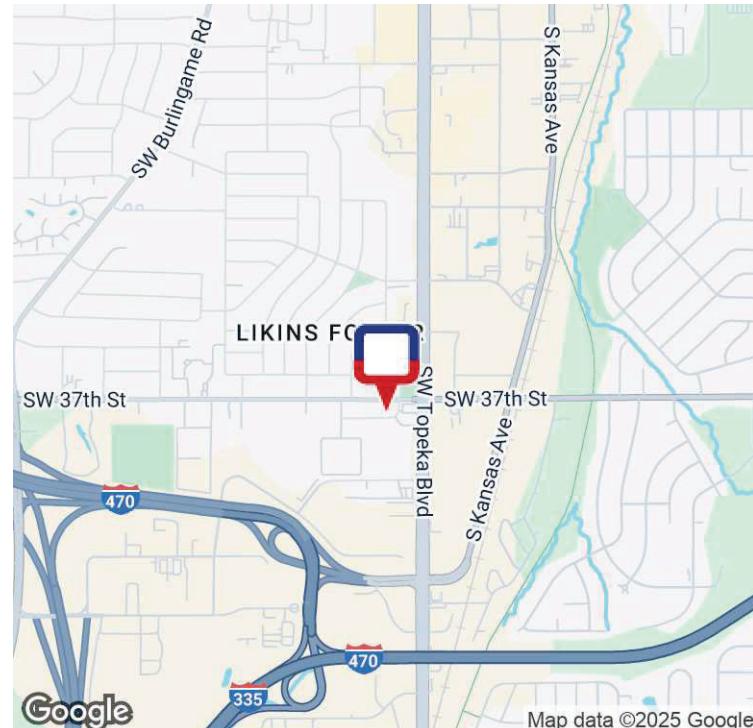
This building served as a beautician school/barber college for years and is plumbed accordingly. Visibility from Topeka Blvd with a large facade for signage.

Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=wic98eMRePn>

OFFERING SUMMARY

| | |
|-------------------|--|
| Sale Price | \$250,000 |
| Building Size | 3,840 ⁺ / SF |
| Lot Size | 21,833 ⁺ / SF |
| Zoning | C4 |
| Heat & Air System | Forced heat and central air |
| Construction | Masonry and wood frame |
| Parking | Large parking lot |
| Traffic Count | 10,650 ⁺ / VPD on 37th St 16,295 ⁺ / VPD on Topeka Blvd |



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