

OFFICE BUILDING FOR SALE OR LEASE

117-119 SW 6TH AVE

Topeka, KS 66603

MIKE MORSE

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Positioned in Downtown Topeka, this commercial building offers great visibility, historic character, and flexible layout options suitable for a wide range of users. The property features expansive open areas ideal for events, combined with private rooms that can easily accommodate retail, office, hospitality, or mixed-use concepts. Just steps from government offices, restaurants, retail, and public parking, this location benefits from steady daytime activity and increasing downtown redevelopment momentum. Whether you're an owner-user or investor, this building gives you size, location, and flexibility.

OFFERING SUMMARY

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Sale Price **\$1,200,000.00**

Total Building Size 19,500^{+/-} SF

2025 Taxes-After NRP Rebate \$20,215.74

Estimated 2025 NOI \$100,000

Land Size per Shawnee County 7,000^{+/-} SF

Zoning C5

Year Built 1930

2ND FLOOR LEASE DETAILS

SPACE/SF	LEASE RATE	BASE RATE/MONTH
2,184 ^{+/-} SF	\$15.00/SF/YR	\$2,730.00
2,214 ^{+/-} SF	\$15.00/SF/YR	\$2,767.50
Combined-4,398 ^{+/-} SF	\$15.00/SF/YR	\$5,497.50

Office Space Walk-Thru:

<https://my.matterport.com/show/?m=Wuj51X98vKu>

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PROPERTY IMPROVEMENTS & HIGHLIGHTS



- Over 19,000^{+/-} SF of commercial space, plus 7,000^{+/-} SF in the basement
- 4,398^{+/-} SF available on the 2nd floor, great for an owner/occupant
- New roof in 2025 (10 year warranty)
- New boiler in 2025
- Three new AC compressors in 2024, remaining units 3-5 years old
- All windows replaced with Thermopane energy efficient windows (except front of retail shop)
- Electronic door locks, throughout building
- 2nd floor remodel in 2014
- Prime location with strong visibility and pedestrian traffic
- Expansive open floor plates perfect for events, retail, studio, gallery , restaurant, or mixed-use
- High ceilings, architectural character, and a flexible interior
- Close proximity to parking, dining, and many government buildings
- Easy access to I-70



INCOME & EXPENSES

Income

Positive cash flow property with an excellent opportunity for an owner/occupant to have an excellent annual ROI.

Current building data:

Basement: 2 apartments, Leased

1st Floor Retail Spaces: Two 1,950^{+/-} SF suites, Leased

2nd Floor Office Suites: 4,398^{+/-} SF Available

3rd Floor Apartment: Leased

3rd Floor Ballroom, Leased

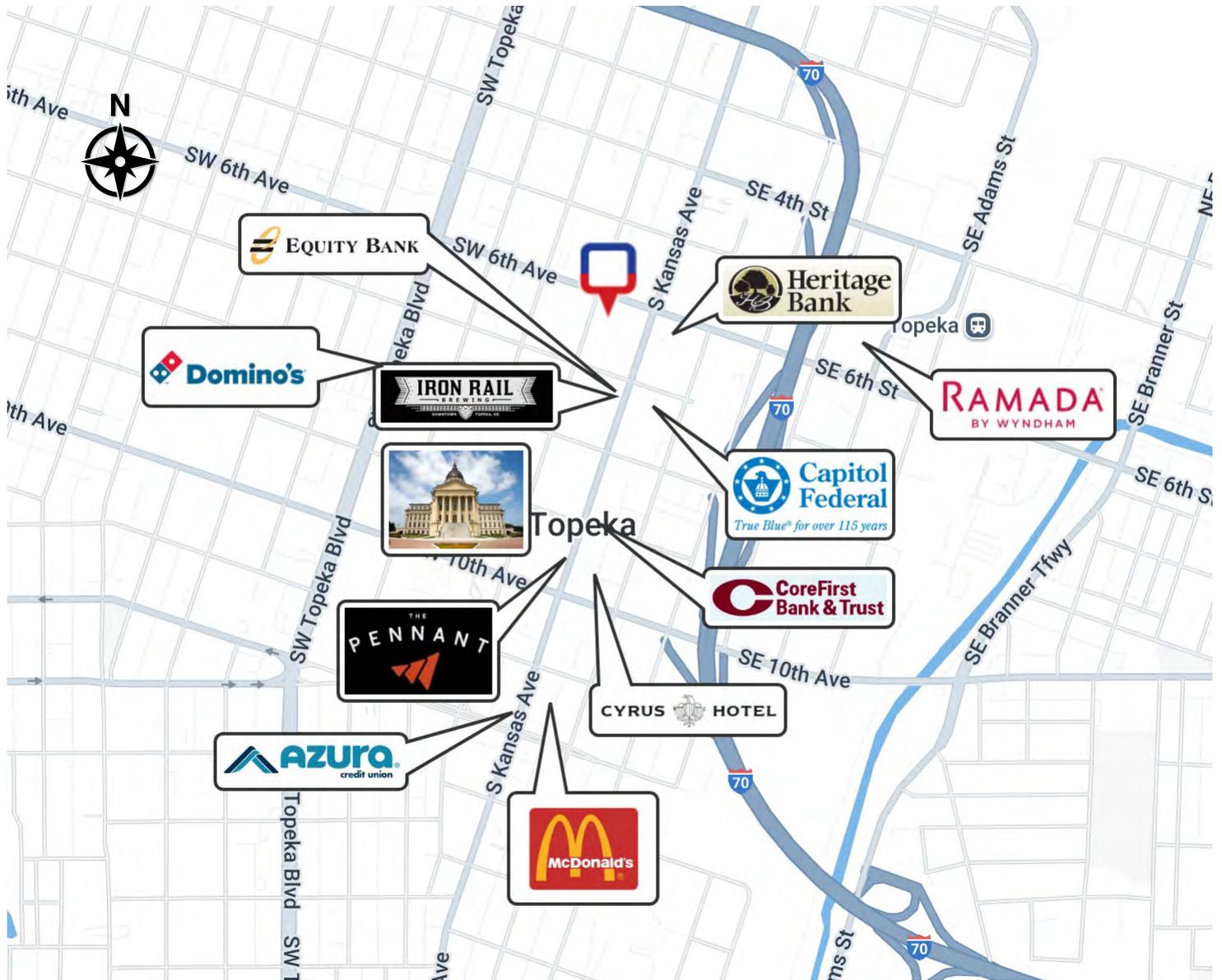
Expenses

Utility Expenses	Avg/Month	Total/Year
Water	\$291.68	\$3,500.21
Gas	\$747.99	\$8,975.89
Electric	\$1,672.42	\$20,069.09
Trash	\$150.00	\$1,800.00
Janitorial	\$200.00	2,400.00
Elevator	\$80.39	\$964.68
Taxes	\$927.24	\$11,126.85
Insurance	\$111.00	\$1,332.00
Total Expenses	\$4,180.73	\$50,168.72

Annual Income less annual expense	\$91,347.28
With full occupancy	\$150,297.28



AERIAL MAP & DEMOGRAPHICS



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	396	1,712	7,571
Average Age	40	39	38
Average Age (Male)	40	40	38
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	725	3,195
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$31,877	\$35,352	\$39,139
Average House Value	\$145,380	\$136,503	\$92,216

Demographics data derived from AlphaMap

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