



Colliers

Price Reduced

## Industrial For Sale

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## 134 NW Van Buren Street Topeka, Kansas

### Contractor/Vehicle Maintenance Building

- Total building area: 4,878± SF
  - » Office area: 325± SF
- Loading: 2 drive-through doors
- Clear height: 12'6" to 19'
- Electrical: 400 amps/3-phase
- Year built: 1940/updated 2013
- Newer roof
- Outside storage: 5,200± SF (partially fenced)
- Land size: .26± acres
- Zoning: D-3 (Downtown Mixed-Use District)
- Sale price: \$340,000 (\$70 PSF)
- Located within the Neighborhood Revitalization District
- Possible property tax rebates
- Located in Dynamic Core TIF District

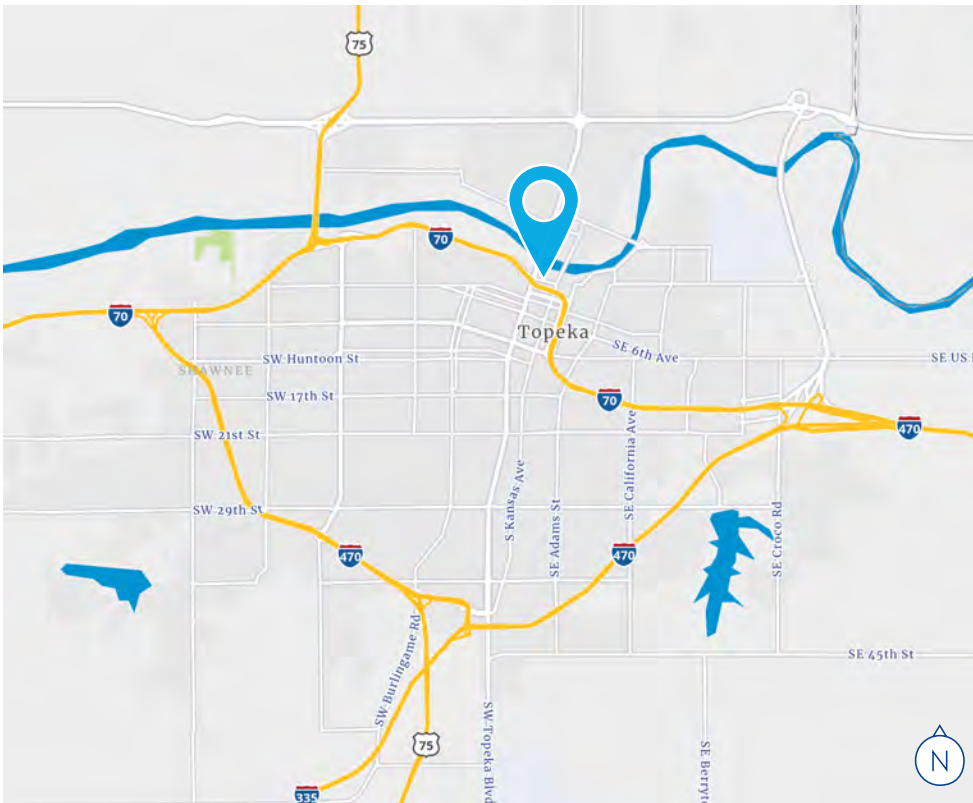


Accelerating success.



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