



Price Reduced

Industrial  
For Sale

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## 320 W. 1st Avenue Topeka, Kansas

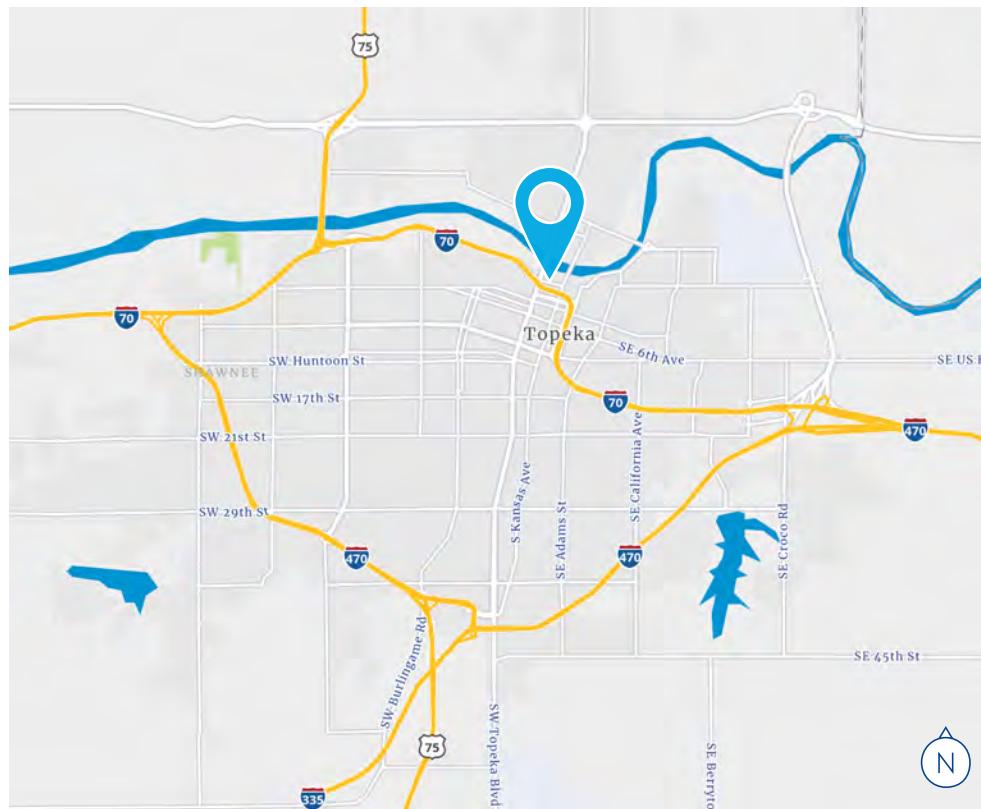
### Two-Building Property

- Total building area:  $6,400 \pm \text{SF}$ 
  - » Office building:  $1,600 \pm \text{SF}$
  - » Industrial building:  $4,800 \pm \text{SF}$
- Bridge crane: 30 ton w/ 20' hook height
- Loading: Drive-in door (20'x14')
- Clear height: 28'4" - 33'4"
- Electrical: 600 amp/3-phase
- Floor: Limestone dust and concrete (warehouse building)
- Land size:  $1.67 \pm \text{ acres}$  (rocked)
- Zoning: D-3 (Downtown Mixed-Use District)
- Year built:
  - » Office building: 1940/updated 1980's (slate roof 1993)
  - » Industrial building: 2014
- Sale price: \$750,000 (\$117 PSF)
- Located within the Neighborhood Revitalization District
- Possible property tax rebates
- Located in Dynamic Core TIF District



Accelerating success.

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