



PROPERTY DESCRIPTION

Three-story elevator building on the corner of 10th & Fairlawn.

Great access to I-70 and I-470 as well as the Wanamaker retail corridor. Excellent parking to the north. Signage available on Fairlawn Road.

OFFERING SUMMARY

Sale Price	\$895,000
Lease Rate	\$10.00 - \$16.50/SF/yr
Building Size	11,000 ^{+/-} SF
Lot Size	2.5 ^{+/-} Acres
Year Built	1979
Zoning	OI1
Heat & Air System	Forced heat, central air
2024 RE Taxes	\$25,778.74
Traffic Count	16,080 ^{+/-} vehicles /day

SPACE SIZE/SF RATE/SF/YR RATE/MO

Suite 220	1,557 ^{+/-}	\$16.50	\$2,140.88
Lower Level	3,656 ^{+/-}	\$10.00	\$3,047.00
Lower Level - North	1,667 ^{+/-}	\$10.00	\$1,389.17
Lower Level - South	1,953 ^{+/-}	\$10.00	\$1,627.50

Tenant Pays utilities, janitorial, and minor interior maintenance within the leased space.

Landlord pays all base year operating expenses and minor interior maintenance in the leased space.



Listed By:

MIKE MORSE

Partner, SIOR

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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and/or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.

FOR SALE / LEASE

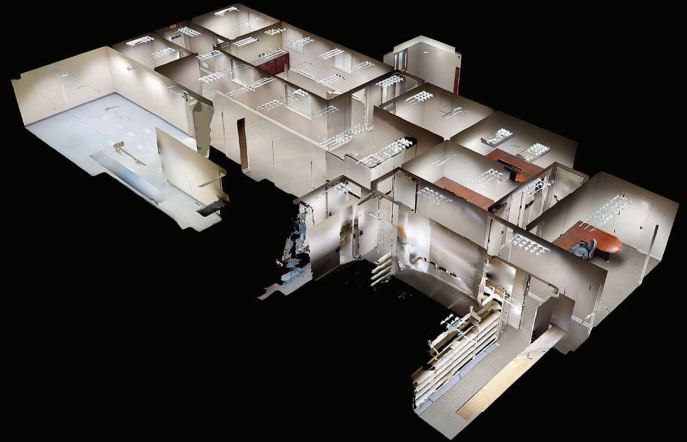
990 SW FAIRLAWN RD

Topeka, KS 66606

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



Basement



360 VIRTUAL WALK THRU LINK

<https://my.matterport.com/show/?m=9FukrmLvkh>



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