

**FOR SALE | COMMERCIAL LAND | CARDER CORNER SUBDIVISION**  
**45<sup>th</sup> STREET AND CALIFORNIA AVENUE – SEC CORNER | TOPEKA, KS 66609**

## KANSAS COMMERCIAL REAL ESTATE SERVICES, INC.



## PROPERTY SUMMARY

<b>SALE PRICE</b>	\$365,000
<b>LOT SIZE</b>	330,208 <sup>+-</sup> SF 7.58 <sup>+-</sup> ACRES
<b>2024 RE TAXES</b>	\$6,166.21
<b>ZONING</b>	C-2, Commercial
<b>UTILITIES</b>	See agent
<b>TRAFFIC COUNT</b>	7,565 <sup>+-</sup> vpd on 45 <sup>th</sup> Street

**EXCLUSIVELY LISTED BY:**

## ED ELLER

SIOR | Partner

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LOTS AVAILABLE:	FRONTAGE:	DEPTH:	TOTAL/SF:	PRICE/SF:	PRICE:	TAXES:	COMMENTS:
LOT 2:	181.06'	247.91'	44,986 <sup> +/-</sup>	\$3.89	\$95,000	\$840.04	Frontage on 45th east of Jakes
LOT 3:	359.93'	610.11'	240,451 <sup> +/-</sup>	\$1.67	\$275,000	\$5,324.97 (Includes Specials)	Large tract neighborhood office/retail. Retail frontage on California
LOT 2 & 3:	540.99'	858.02'	330,208 <sup> +/-</sup>	\$1.36	\$365,000		Part of Lot 3 above.

**COMMENTS:** Site is ideal for a small retail development, convenience store, dry cleaner, professional office, bank, quick service restaurant or other service-oriented retailer user.

**SITE FEATURES:** A newer Dollar General Store located on corner and several newer housing developments within a couple blocks of the site. 45th Street has been widened to 4-Lane. This site is level and all utilities are to the property line; ready to be extended to your lot. Right of way and ingress/egress planning is completed.

