

FOR SALE

# RESTAURANT WITH DRIVE-THRU POTENTIAL

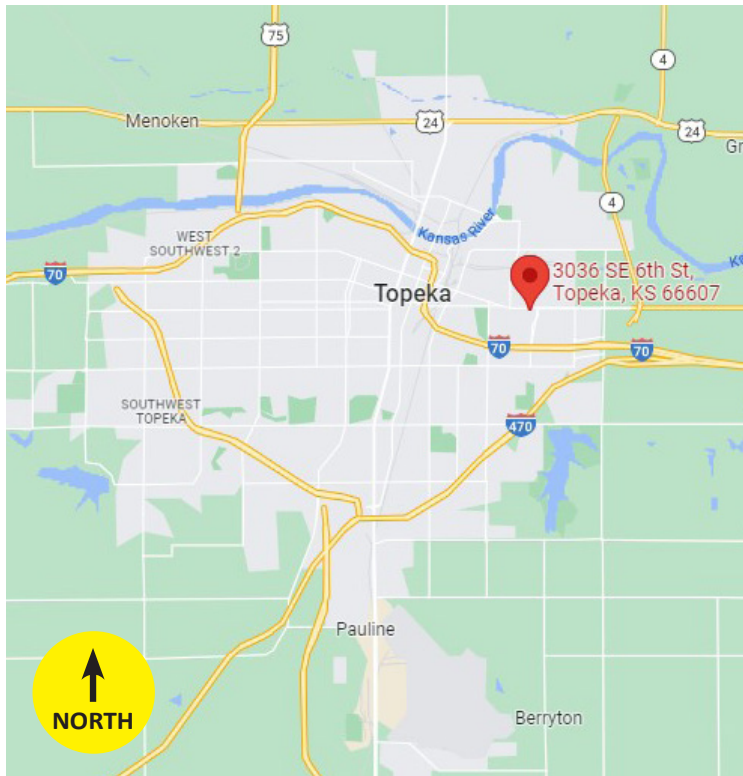
3036 SE 6<sup>TH</sup> AVENUE  
TOPEKA, KS 66607



**\$ ASKING PRICE: \$229,000**

**📷 BUILDING SIZE: 3,420<sup>+/-</sup> SF**

**🔨 YEAR BUILT: 1965**



## PROPERTY SUMMARY

ASKING PRICE	\$229,000
TOTAL BUILDING SIZE	3,420 <sup>+/-</sup> SF
Above Grade/Dining Room and Kitchen	1,920 <sup>+/-</sup> SF
Finished Basement/Banquet Room	900 <sup>+/-</sup> SF
Unfinished Basement	600 <sup>+/-</sup> SF
LOT SIZE	0.47 <sup>+/-</sup> Acres 20,433 <sup>+/-</sup> SF
YEAR BUILT	1965
2023 R.E. TAXES	\$6,857.60
ZONING	X-1; Mixed Use
CONSTRUCTION	Stud - Hardboard Siding
SIGNAGE	Pole sign on 6th Avenue
PARKING	34 <sup>+/-</sup> spaces near building
TRAFFIC COUNT	8,990 <sup>+/-</sup> VPD on 6th Avenue

## BUILDING HIGHLIGHTS

- ▶ Established restaurant with full kitchen, cooler, and freezer. The purchase price includes all the furniture, fixtures, and equipment. The dining room seats 72 and the basement has a banquet/meeting room that seats 56. There is potential to install a drive-thru window.

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Partner

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