



## PROPERTY DESCRIPTION

Approximately 3.81<sup>+</sup>/- acres with two buildings for sale at the NW corner of 6th & Gage Blvd.

4000 SW 6th is a fully-occupied, multi-level building with approximately 3,500<sup>+</sup>/- SF and 4020 is an office building with approximately 5,480<sup>+</sup>/- SF (available for lease).



### Virtual Walk-Thru Link:

<https://my.matterport.com/show/?m=7BDunr5U1ZQ>

### Listed By:

MARK REZAC

Partner

785.228.5308

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## OFFERING SUMMARY

Sale Price	\$915,000
Combined Building SF	8,980 <sup>+</sup> /- SF
Total Lot Size	165,963 <sup>+</sup> /- SF
Year Built	1954
Zoning	C4
2024 RE Taxes	\$26,284.96

## DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,403	21,750	49,186
Total Population	6,544	47,484	113,573
Average HH Income	\$68,081	\$67,471	\$70,798

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 lessee should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.



4000



4020

## Property Type

Retail

## Building Size

3,498<sup>+/</sup> SF

## Building Class

C

## Year Built

1950

**FULLY OCCUPIED**

## Office

5,480<sup>+/</sup> SF

## C

## Property Type

Building Size

Building Class

Year Built

1954

**LEASE RATE**

\$5,000/mo

Tenant pays for their own janitorial, utilities, and interior maintenance.  
Landlord is responsible for roof and exterior maintenance.

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