

FOR SALE

HWY 24 AND NORTH TOPEKA BLVD

Topeka, KS 66608

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



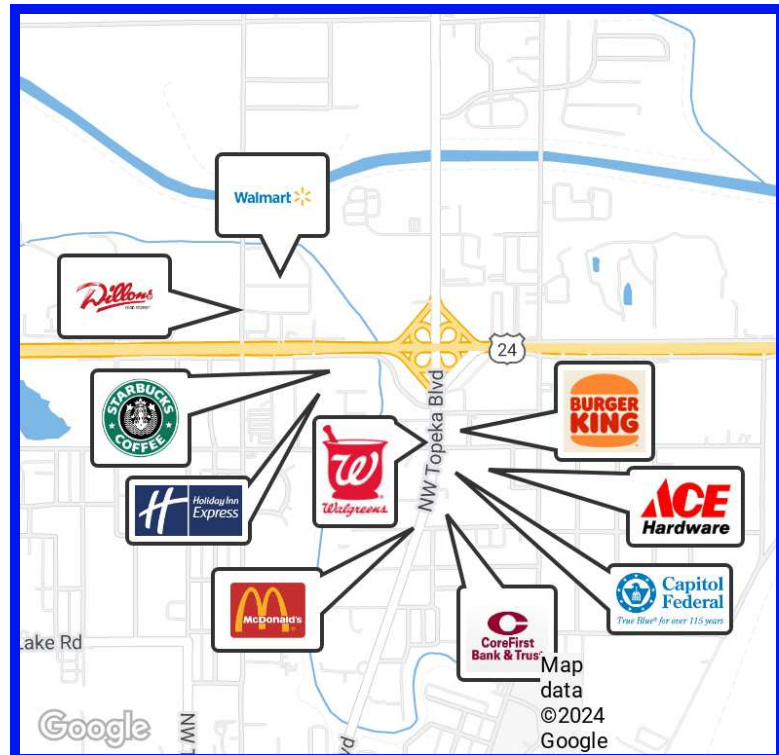
PROPERTY DESCRIPTION

A 10.15-acre level tract of land located on the northeast corner of Topeka Blvd and Highway 24 with public access from both roads. The seller will only consider offers for both tracts combined.

OFFERING SUMMARY

Sale Price	\$695,000.00
Lot Size	10.15 acres
Zoning	C4
2025 RE Taxes	\$4,960.66
Utilities	Westar Energy, Kansas Gas Service, City of Topeka
Traffic Counts	15,300+/- VPD on Hwy 24 15,870+/- VPD on Topeka Blvd

- 262' of frontage on US 24 Hwy
- 180' of frontage on Topeka Blvd
- Access to Topeka Blvd via a 50' public ingress/egress easement and a 16' utility easement
- Water is available to the property line
- East track was a mobile home park, west was farm land



Listed By:

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Partner

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ED ELLER

Broker, SIOR, Partner

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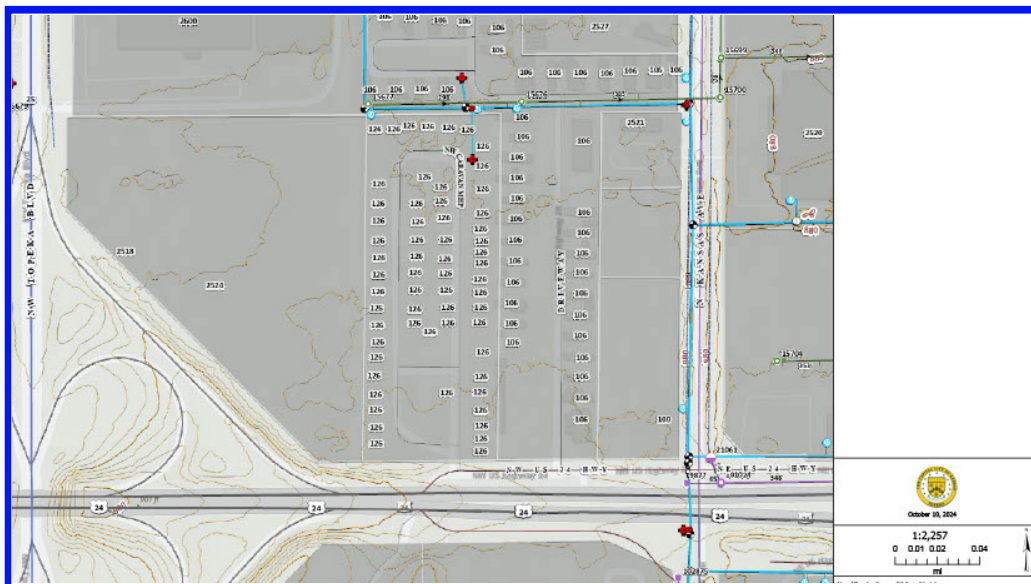
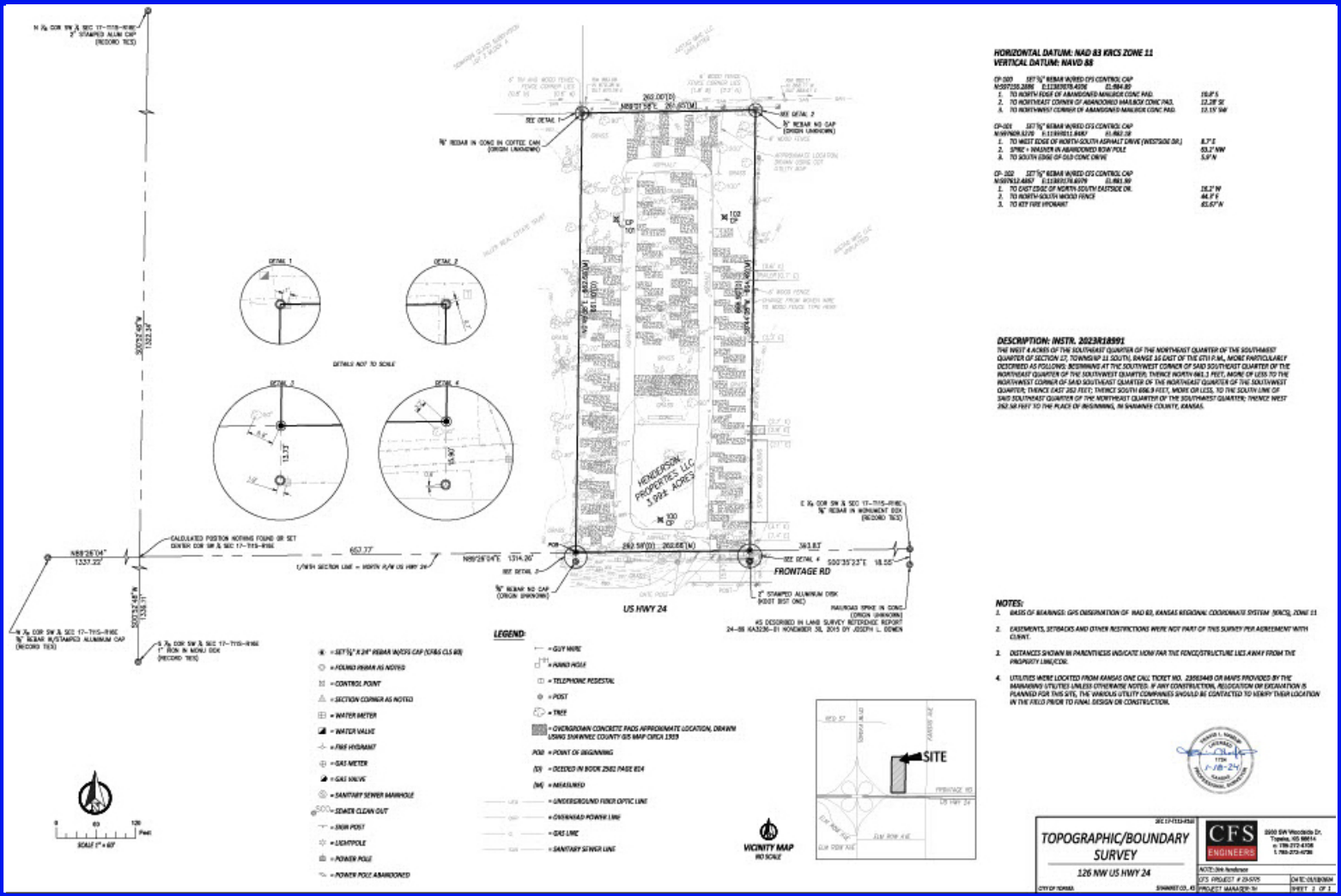
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All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or 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.

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