



## 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 <sup>+</sup> VPD on Hwy 24 15,870 <sup>+</sup> 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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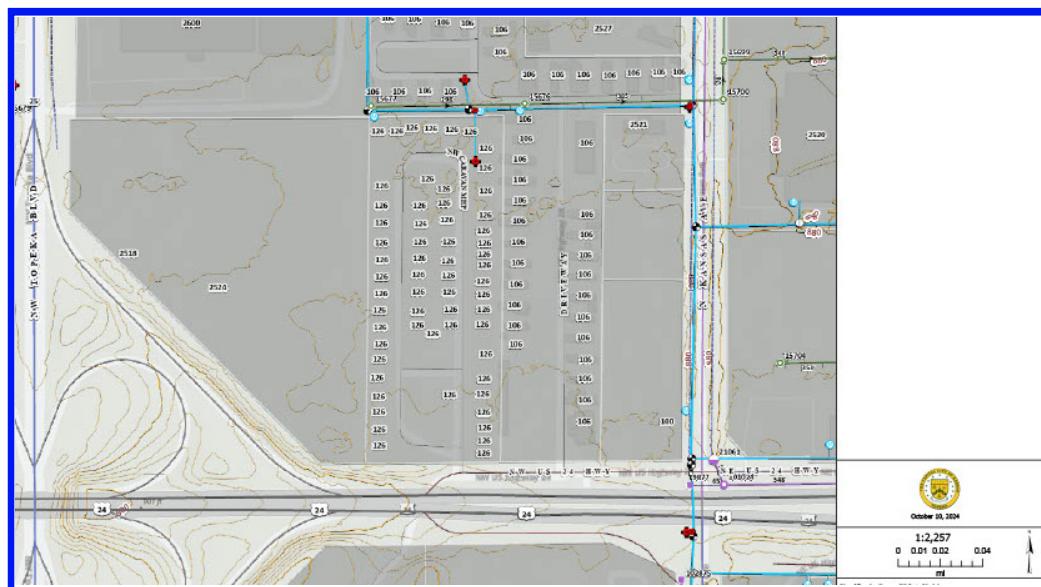
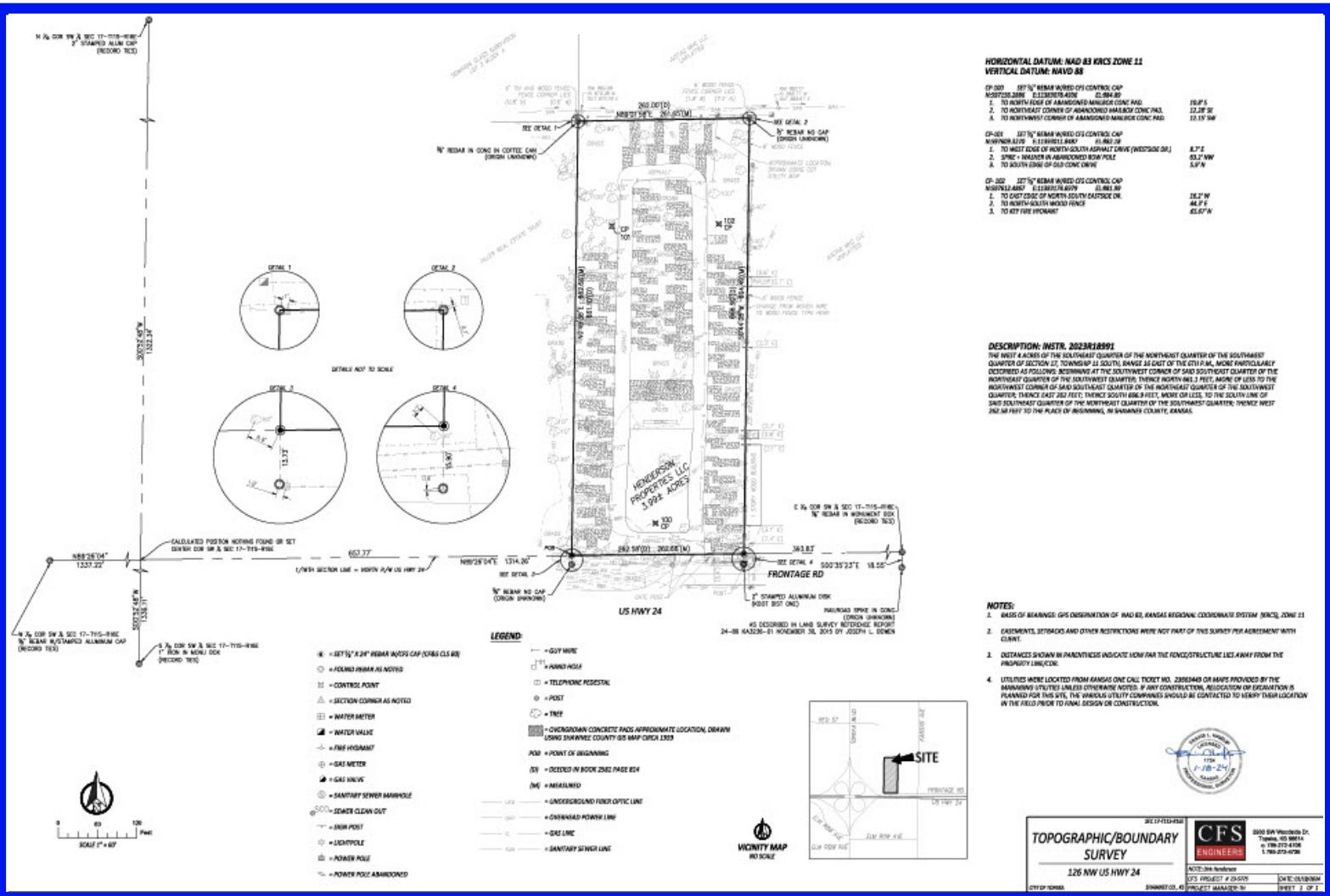
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## FOR SALE

## HWY 24 AND NORTH TOPEKA BLVD

Topeka, KS 66608

# KANSAS COMMERCIAL REAL ESTATE SERVICES, INC.



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