

FOR SALE

2900 & 2930 SW WANAMAKER DR  
Topeka, KS 66614

KANSAS COMMERCIAL  
REAL ESTATE SERVICES, INC.

2900 SW Wanamaker Dr



## PROPERTY DESCRIPTION

Professional office buildings located just one block east of the popular area of 29th & Wanamaker. This would be a great opportunity for an owner/occupant/landlord.

## PROPERTY HIGHLIGHTS

- Large digital sign on 29th Street
- Monument signs on Wanamaker Dr
- Easy access to I-470
- Two parking lots for ample parking
- Male and female restrooms on each level
- Large windows throughout

## WALK THRU A FEW SUITES:

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

<https://my.matterport.com/show/?m=92cZpDPfxkt>

<https://my.matterport.com/show/?m=uqKGMVx7mvg>



Listed By:

**MIKE MORSE**

Partner, SIOR

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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.

**KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // [kscommercial.com](http://kscommercial.com)**



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## OFFERING SUMMARY

**Sale Price:** **\$1,950,000**

**Building Size:** 2900- 13,878<sup>+/-</sup> SF  
2930- 16,812<sup>+/-</sup> SF  
Total: 30,690<sup>+/-</sup> SF

**Lot Size:** 2900- 49,642<sup>+/-</sup> SF  
2930- 43,264<sup>+/-</sup> SF  
Total: 92,906<sup>+/-</sup> SF

**2025 RE Taxes:** 2900- \$35,229.40  
2930- \$41,703.34  
Total: \$76,932.74

**Year Built:** 2900- 1983  
2930- 1981

**Zoning:** 2900- C4  
2930- C4

**Parking:** Two private lots

**Construction:** Masonry with wood frame

**Heat & Air System:** Forced heat with central air conditioning

**Traffic Count:** Over 19,000 vehicles/day on 29th St



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