

FOR SALE / LEASE

150 SW 30TH ST

Topeka, KS 66611

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC



PRICE REDUCED



PROPERTY DESCRIPTION

The area is surrounded by a mix of established businesses, retail centers, and residential communities, that attracts both customers and skilled professionals. With easy access to Topeka Boulevard, I-470 & the Kansas Turnpike, the location offers seamless connectivity for employees and clients alike.



OFFERING SUMMARY

Sale Price	\$185,000
Lease Rate	\$12.00 - 14.00 SF/yr
Building Size	3,016 ^{+/-} SF
2025 RE Taxes	\$6,375.76
Lot Size	0.31 Acres
Year Built	1970
Zoning	I1

HVAC replaced 2/13/21. Roof replaced 12/30/21.

SPACE SIZE	LEASE RATE	BASE RATE
1,100 ^{+/-} (Divided)	\$14.00	\$1,283
1,508 ^{+/-} (Half)	\$14.00	\$1,759
3,016 ^{+/-}	\$12.00	\$3,016

Landlord pays all base year operating expenses excluding janitorial within the leased space. If the space is divided, the landlord will be responsible for janitorial within the common areas.

Listed By:



MIKE MORSE

Partner, SIOR

785.228.5304

mike@kscommercial.com

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

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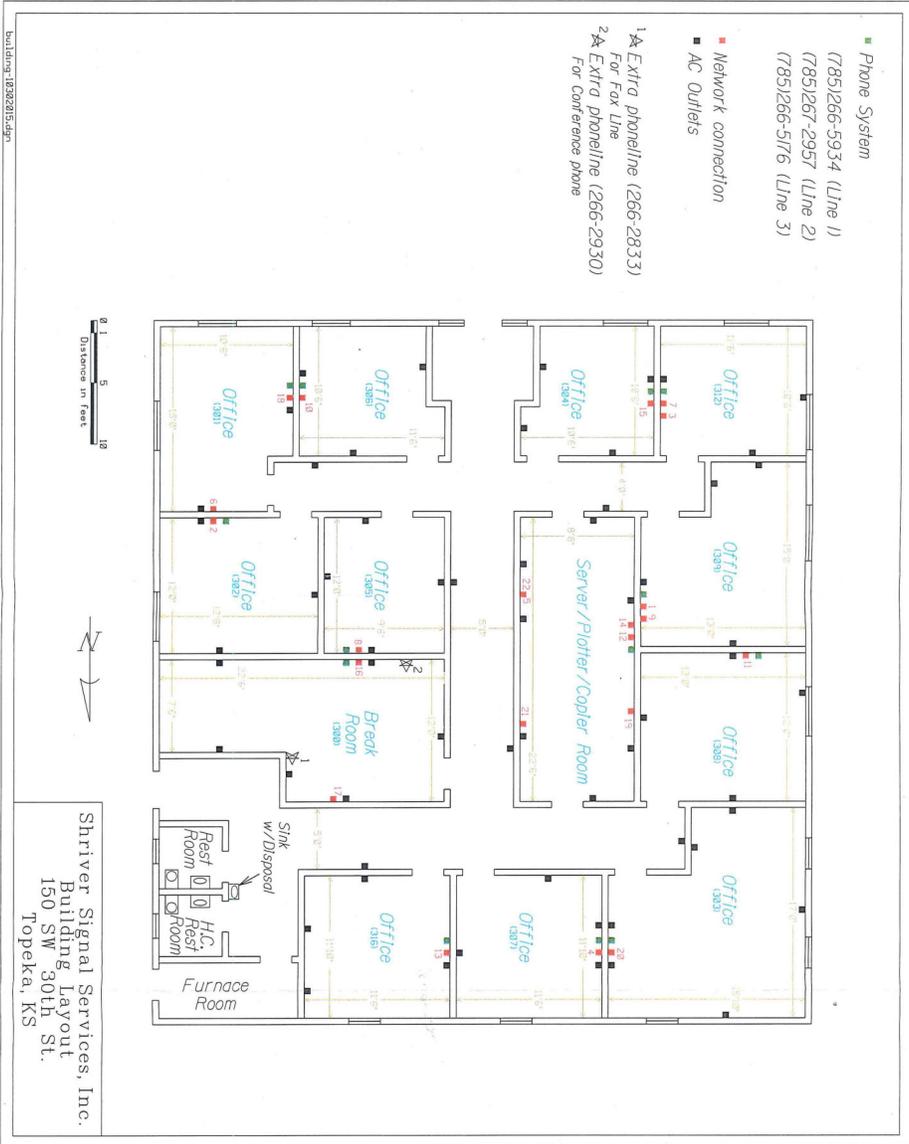
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KANSAS COMMERCIAL REAL ESTATE SERVICES, INC.

- Phone System
(785)266-5934 (Line 1)
(785)267-2957 (Line 2)
(785)266-5176 (Line 3)

- Network connection
- AC Outlets

- 1. Extra phone line (266-2833)
For Fax Line
- 2. Extra phone line (266-2930)
For Conference phone



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