

FOR SALE

713 SE 8TH AVE

Topeka, KS 66607

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



PROPERTY DESCRIPTION

Clean, low key, solid concrete building with a 10' x 12' dock door and exterior platform dock. Easy access to I-70 via 10th St or the Branner/Adams interchange on I-70. The property is very close to downtown and ideal for regional distribution or static storage.

OFFERING SUMMARY

Sale Price	\$895,000
Building Size	33,496 ^{+/-} SF
Lot Size	79,474 ^{+/-} SF irregular
Year Built	1950, 1969, 1976
Zoning	I1 & I2 Industrial
2025 RE Taxes	\$20,797.92

WAREHOUSE SPECS

Ceiling Height	14' - 26' (20' eave)
Overhead Doors	One - 10' x 12'
Construction	Concrete block and bar joist
Roof	EPDM with gravel ballast 20' x20',
Column Spacing	1 center column
Heating & Cooling	None
Electric	300-amp +/- single phase service
Lighting	Fluorescent
Dock Doors	4- 8'x10' dock high, 2-8'x10' on grade (2 additional grade, and 3 additional dock doors could be restored)



Listed By:

ED ELLER
Broker, SIOR, Partner
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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.

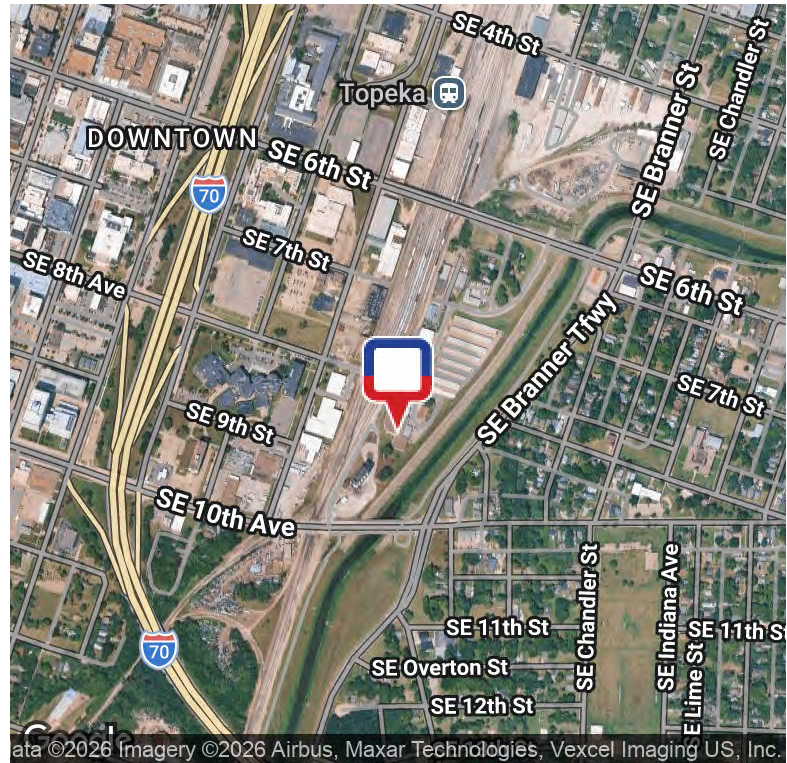
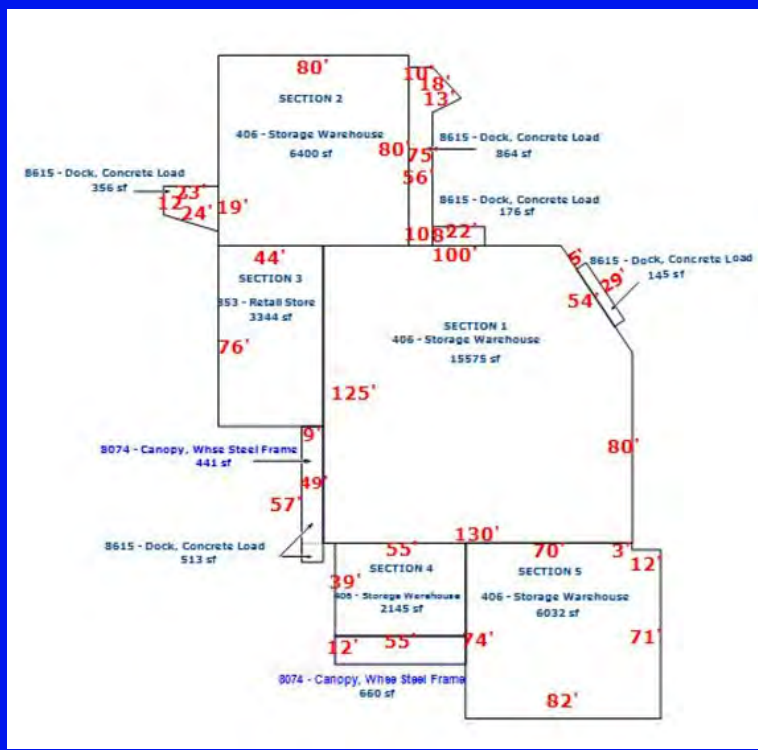
KS Commercial Real Estate Services, Inc. // 435 S Kansas Ave., Suite 200, Topeka, KS 66603 // 785.272.2525 // kscommercial.com

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