

Medical Office Building

\$950,000



• YEAR BUILT:	2000
• ZONING:	C-4
• USE:	Medical Office/Office
• BUILDING CLASS:	B
• BUILDING SIZE	7040 sf
• LOT SIZE:	19,500 sf
• NUMBER UNITS:	1-4
• NEW ROOF:	2020
• NOI:	\$91,520
• ASKING RENT:	\$ 13 psf
• NNN EXPENSE:	\$ 6.44 psf
• CAP RATE:	9.6

**PRIME
LOCATION**

1315 SW 6TH AVENUE
TOPEKA, KS 66606

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JenEnderson.Realtor@gmail.com

Pierre Heidrich
Broker Associate
816-210-7333
Pierre@KCMetroRealEstate.com

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PROPERTY DESCRIPTION

Property is located within the close proximity of University of Kansas Health System, Kansas Rehabilitation Hospital, Stormont Vail Health, Cotton O'Neil Post-Acute Care, KMC Gastroenterology & Endoscopy Center, and Saint Francis Cardio Thoracic Surgery.

Property is currently configured for 3 tenants. Suite A and Suite B are configured together with a nice reception area, several

exam rooms, offices, X-Ray room, nurse stations, clean room, and break room with full kitchen.

Suite C and Suite D are currently configured separately for individual non medical Tenants or can be combined with Suites A and B for a single use Medical Tenant.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	12,907	60,161	128,696
2024 NUMBER HH	5,672	25,872	52,578

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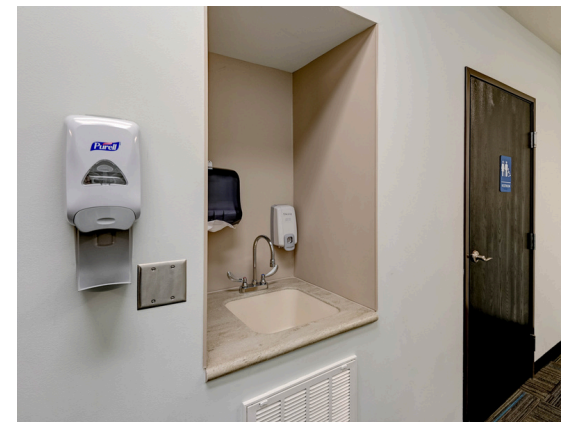
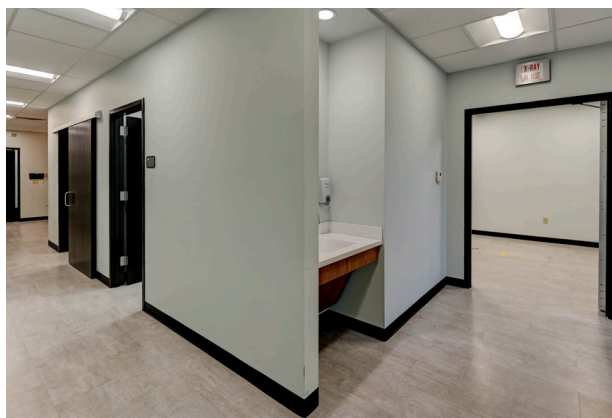
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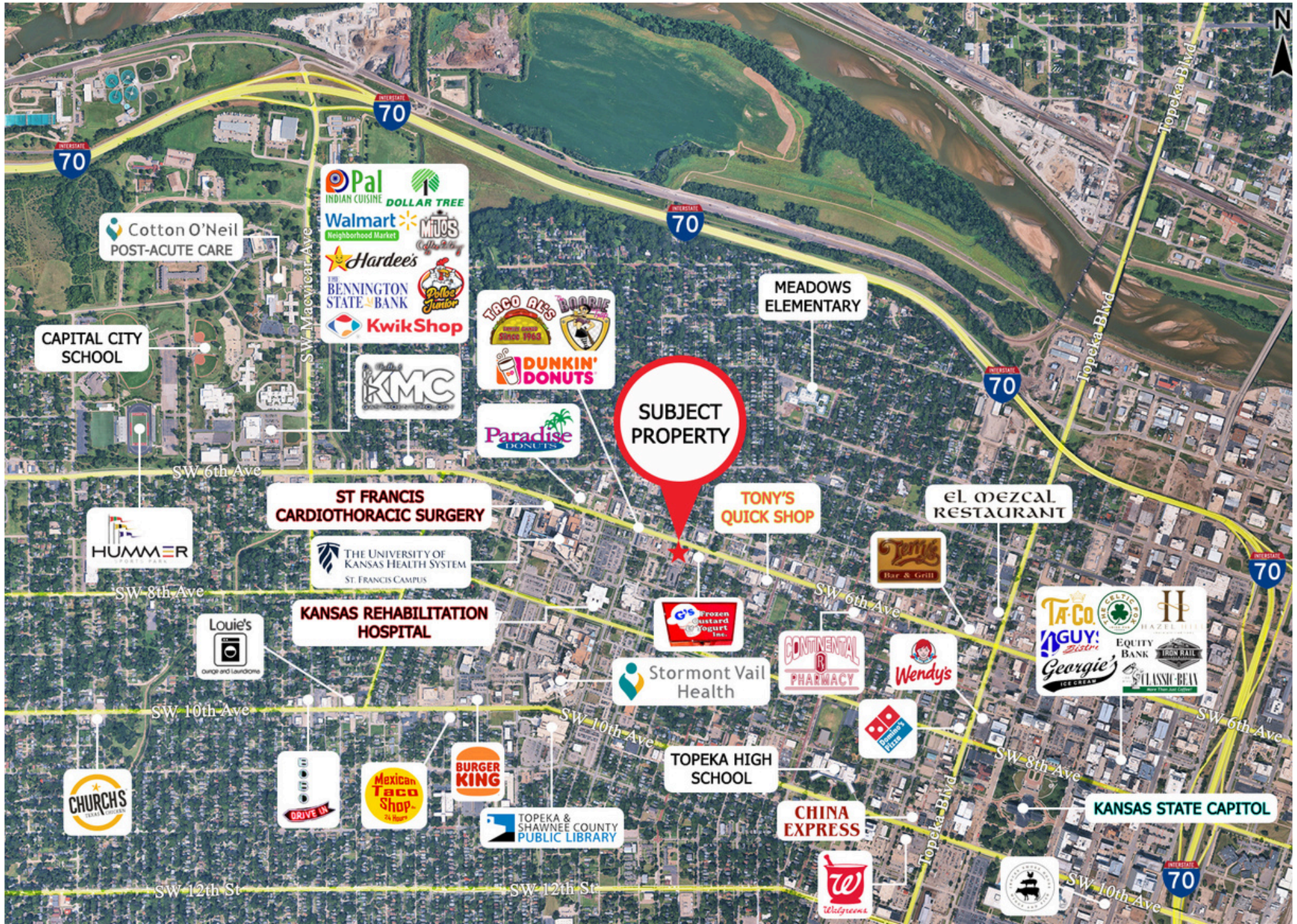
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Cotton O'Neil
POST-ACUTE CARE

CAPITAL CITY
SCHOOL

Pal
INDIAN CUISINE
Walmart
Neighborhood Market
Hardee's
BENNINGTON
STATE BANK
KwikShop

KMC

TACO REX
BOORIE
DUNKIN'
DONUTS

Paradise
DONUTS

SUBJECT
PROPERTY

MEADOWS
ELEMENTARY

ST FRANCIS
CARDIOTHORACIC SURGERY

THE UNIVERSITY OF
KANSAS HEALTH SYSTEM
ST. FRANCIS CAMPUS

TONY'S
QUICK SHOP

el mezcal
RESTAURANT

HUMMER
SPORTS PARK

Louie's
Laundromat

KANSAS REHABILITATION
HOSPITAL

Frozen
Custard
Inc.

Stormont Vail
Health

CONTINENTAL
PHARMACY

Wendy's

Ta-Go
AGUY!
Georgie's
EQUITY BANK
HAZEL HILL
IRON RAIL
CLASSIC BEAN

SW 10th Ave

SW 10th Ave

SW 6th Ave

SW 8th Ave

SW 6th Ave

CHURCH'S
COOKING

DRIVE IN

Mexican
Taco Shop

BURGER
KING

TOPEKA &
SHAWNEE COUNTY
PUBLIC LIBRARY

TOPEKA HIGH
SCHOOL

CHINA
EXPRESS

Wendy's

KANSAS STATE CAPITOL

SW 12th St

SW 12th St

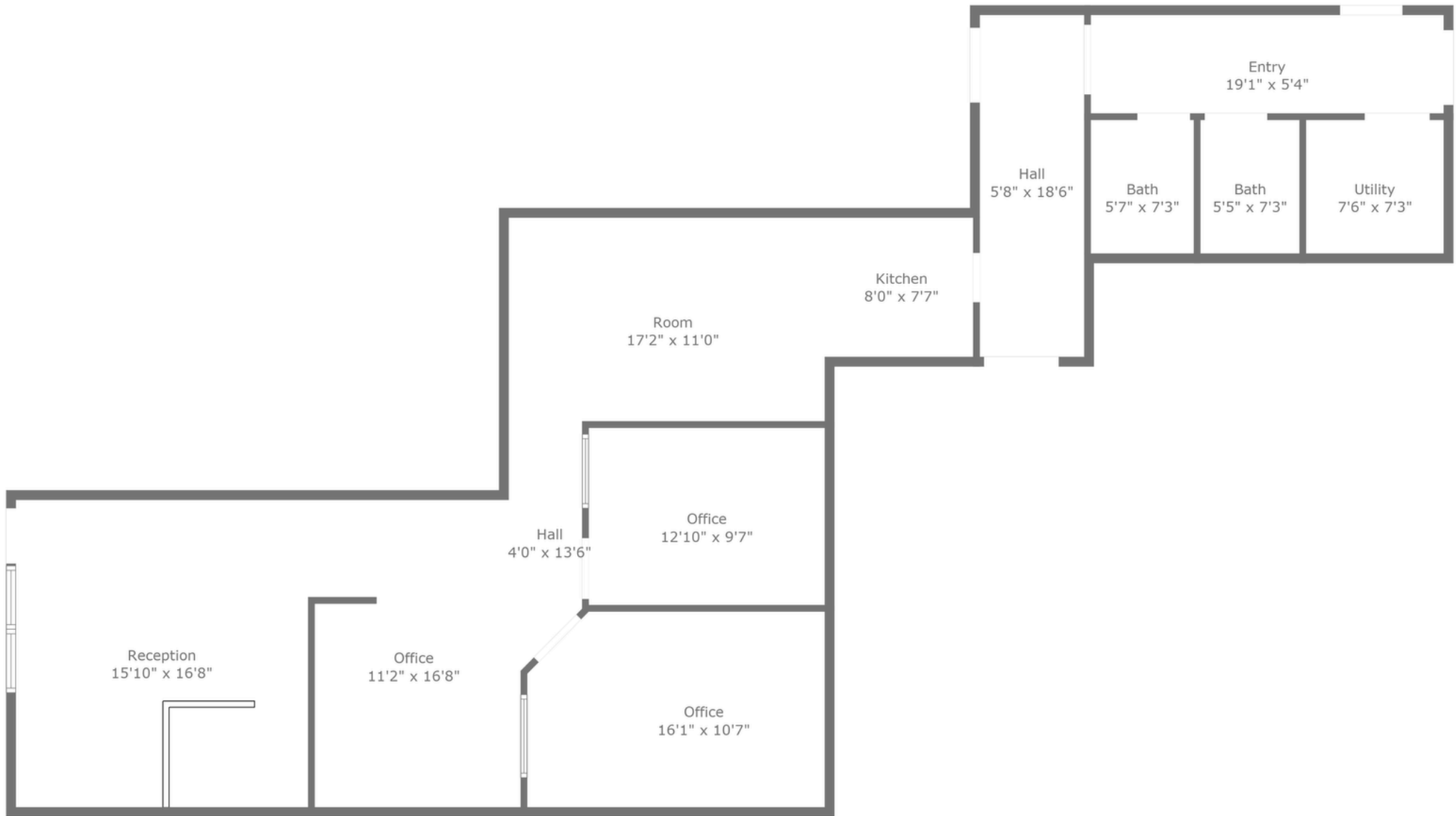
SW 10th Ave



TOTAL: 4429 sq. ft
FLOOR 1: 4429 sq. ft
WALLS: 148 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

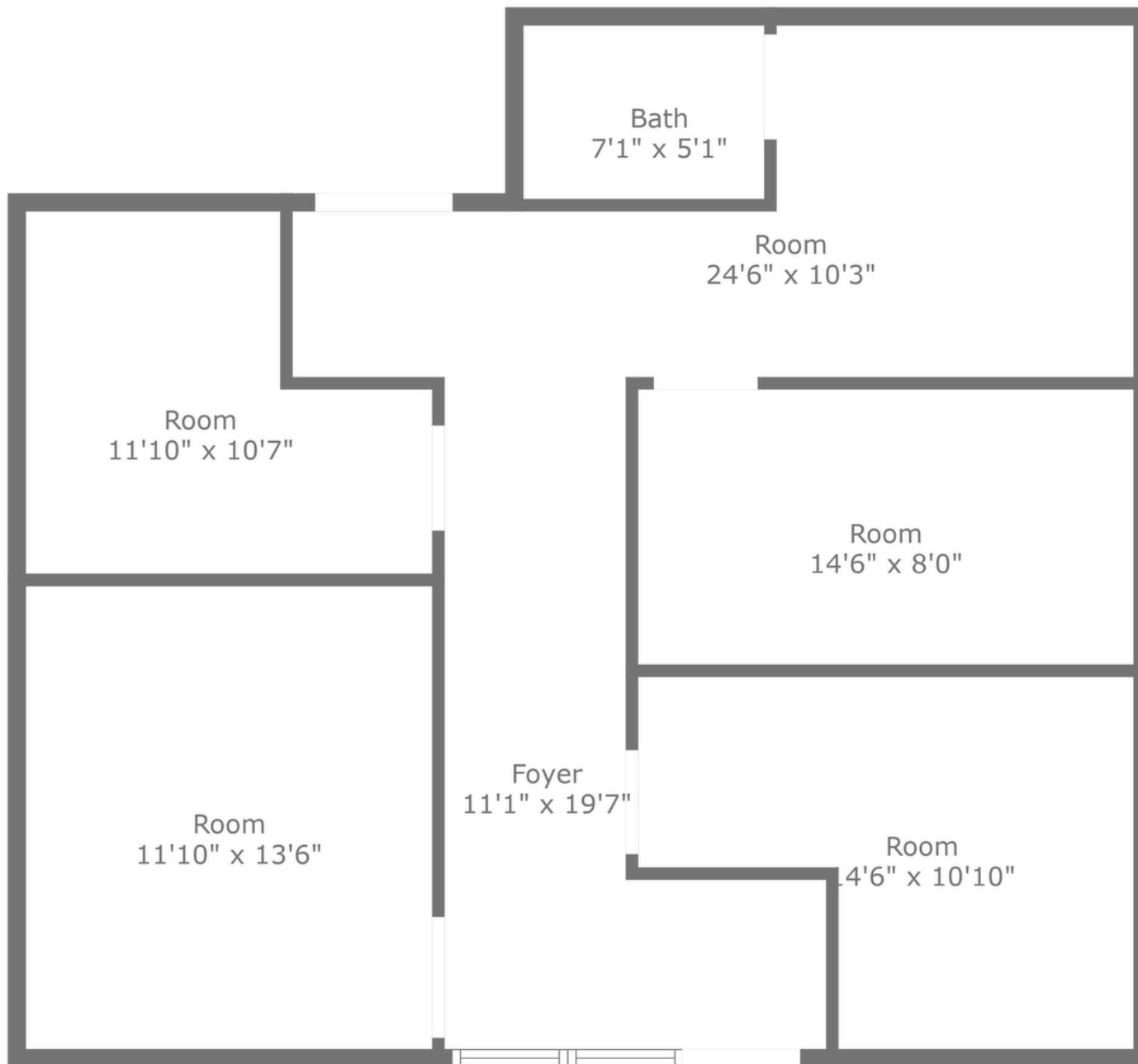




TOTAL: 1355 sq. ft
FLOOR 1: 1355 sq. ft
EXCLUDED AREAS: UTILITY: 54 sq. ft
WALLS: 122 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





TOTAL: 885 sq. ft
FLOOR 1: 885 sq. ft

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