

Property Details

CONTROL: Exclusive VALUE: \$1,250,000
LOAN: \$0
EQUITY: \$1,250,000

TITLE: Topeka Medical Building
TYPE: Office Building

HAVE: 7040 sq ft +/- , built in 2000, partially remodeled in 2008, zone C-4, medical office, general office, or co-working bldg., can be divided into 1-4 tenants, close proximity to KU Health, Kansas Rehab Hospital, Stormont Vail, Saint Francis Cardio Thoracic

ADDRESS: 1315 SW 6th Avenue, Topeka, Kansas

BENEFITS TO NEW OWNER: Turn key medical building ready to rent. Building is good condition.

GROSS SCHEDULED INCOME: \$143,052 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$37,516
NOI: \$105,536
DEBT SERVICE: \$0
CASH FLOW: \$105,536
CAP RATE: 8.44%



BENEFITS SOUGHT: Lease up the building and sell

MOTIVATION: Lost main tenant. No longer geographically convenient. would like to cash out.

CAN ADD: Would consider seller financing with substantial down payment

REMARKS: New roof in 2020. Phase I from 2008 available.

OWNER: Miletta

COUNSELOR: Pierre Heidrich Phone: 8162107333
751 NE Anderson Ln Cell: 816-210-7333
Lees Summit, Missouri, 64064 Email: Pierre@kcmetrorealestate.com