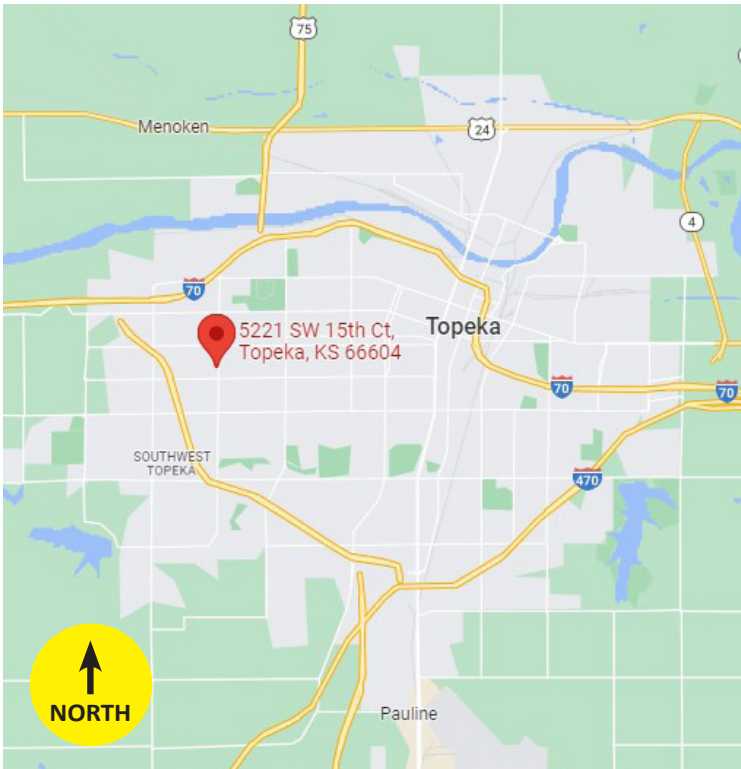


FOR SALE OR LEASE
FORMER DAYCARE FACILITY

5221 SW 15TH STREET
TOPEKA, KS 66604



PROPERTY SUMMARY

ASKING PRICE	\$325,000
LEASE RATE	\$5.29/SF/YR \$2,000/month
ESTIMATED ADDITIONAL CHARGES (Taxes, insurance, etc.)	\$2.62/SF/YR \$990.36/month
BUILDING SIZE	4,536 ^{+/-} SF
LOT SIZE	22,320 ^{+/-} SF 0.51 ^{+/-} Acres
2021 R.E. TAXES	\$9,783.96
ZONING	M-3; Multi-Family
CONSTRUCTION	Stud with Brick Veneer
YEAR BUILT	1979
PARKING	Parking lot with front door parking
TRAFFIC COUNT	13,040 ^{+/-} on Fairlawn

MARK REZAC

Partner | Agent

Direct: 785.228.5308

mark@kscommercial.com

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.



FOR SALE OR LEASE | FORMER DAYCARE FACILITY

5221 SW 15TH STREET | TOPEKA, KS 66604



SIZE/SF: 4,536 ^{+/-} SF	RATE/MONTH: \$2,000	RATE/SF/YR: \$5.29	CHARGES/MONTH: \$990.36	COMMENTS: Former daycare facility is available for sale or lease.
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BUILDING FEATURES: Former daycare facility with fenced play area with playground equipment and full kitchen.

LOCATION FEATURES: Located in a quiet neighborhood a block west of Fairlawn Road and less than a mile east of Wanamaker Road.

LANDLORD PAYS: Landlord pays for roof and structural maintenance.

TENANT PAYS: Tenant pays all operating expenses to include but not limited to real estate taxes, interior and exterior maintenance, janitorial, and utilities.

