

# For Sale:



**Location:** 1201 SW 6th Ave. Topeka, Kansas

**Size/Dimension:** Lot Size: 10,121 Sq. Ft.  
Building Size: 3,480 Sq. Ft.

**Zoning:** C-4 Commercial

**Building Components:** 6 Bays with 464 Sq. Ft. Service Pit  
2 Bays: 17 ft. X 29 ft.  
340 Sq. Ft. Office Space

**Construction:** Concrete Block

**HVAC:** Service Bays OH heat, Office is heated and cooled.

**Age:** Original 1421 Sq. Ft.– 1949 (2 Bay)  
Additional 2059 Sq. Ft.– 1965 (6 Bay)

**Price:** \$170,000.00

#### Available for purchase:

- ◆ Tools
- ◆ Diagnostic Equipment
- ◆ and
- ◆ Other Shop Related Equipment

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