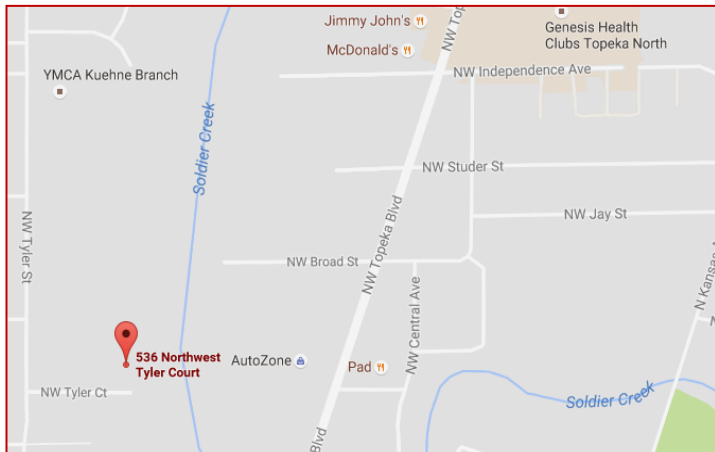




FOR SALE
536 NW Tyler Ct.

Multi Tenant Office/Warehouse

Price: \$395,000



IMPROVEMENTS:	9,000 S.F. building with 5 rental suites
GROSS ANNUAL INCOME:	\$53,000.00
LOT SIZE:	21,333 sq. ft.
ZONING:	Light Industrial
YEAR BUILT:	1987
REAL ESTATE TAXES:	\$13,174.52
COMMENTS:	Office areas cooled, warehouse OH space heaters. Each suite equipped with overhead doors with operators, ranging in size of 10 ft. & 12 ft.
LOCATION:	One-half mile south of Hwy 24 on NW Tyler St.

Contact:

DICK LAIRD, Associate Broker
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Topeka, KS 66604
(785) 228-9494
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