

# 1221 SW 6<sup>TH</sup> AVENUE TOPEKA, KANSAS 66606



**KESSINGER HUNTER**  
commercial real estate

INDUSTRIAL FOR SALE OR LEASE | 1,458± SF ON 0.33± ACRES

## PROPERTY FEATURES

- Former service station located on the SWC of 6<sup>th</sup> Avenue and SW Lincoln Street
- Zoned C-4
- Immediately available
- Potential redevelopment opportunity
- Includes two adjacent vacant lots



## SPACE FEATURES

TOTAL SF	1,458± SF on 0.33± Acres
LEASE RATE	Call for Pricing
SALES PRICE	\$150,000

For more information, please contact:

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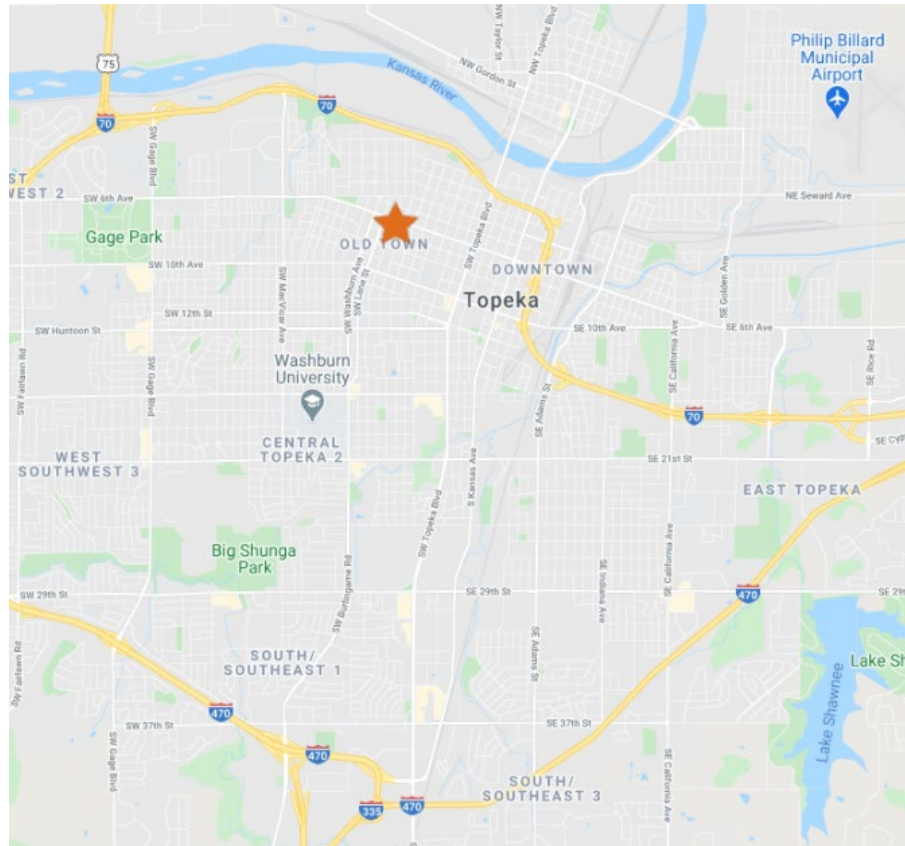
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est. 1879

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