

ONLINE ONLY REAL ESTATE AUCTION

Thurs., Dec. 21, 2023 • Begins to end at 10:00 AM
ONLINE BIDDING: www.gavelroads.com



ADDRESS: 3072 SW 29th St., Topeka, Kansas

DESCRIPTION: Key location! This 32,475 square foot property presents an exciting opportunity for investors and business owners looking to capitalize on a preeminent location in Topeka's commercial landscape. Prime and high-traffic area in Topeka, making it a lucrative investment due to the visibility and foot traffic from being across from the Brookwood Shopping Center. Vacant property with recent interior renovations, offering a 528 square foot blank canvas for new ownership. Originally built in 1989 as a White Castle, later converted into a McDonald's Drive-Thru store, which operated for 10 years. McDonald's terminated in 2018 due to changing store requirements (like the addition of playgrounds), rendering the property unsuitable for their updated business model. The property was then renovated for a new drive-thru concept that never materialized, leaving it available for customization. Great flexibility for a wide range of commercial uses.

LEGAL DESCRIPTION: Jo Anderson Subdivision, Block A, Lot 1, 11-12-15E

TAXES: 2022 - \$4,765.50

POSSESSION: Upon closing

TERMS: \$10,000 down as earnest money due the day of auction with balance due on or before January 20, 2024. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. Gene Francis & Associates is an agent of the Seller. Property is being sold in conjunction with Gavel Roads Online Auctions.



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For more information, please visit www.genefrancis.com

