

# TOPEKA STEAKHOUSE & RURAL BUILDING AUCTION



**THURSDAY, JUNE 6, 2019 • 4 PM CST**

**526 S.E. Dupont Road — TECUMSEH, KANSAS**

(Corner of Hwy 40 (S.E. 6th St.) & S.E. Dupont Rd.)

**SELLER SAYS SELL!**

***Topeka Steak House, Inc, One of Topeka's most longstanding restaurants will be sold at public auction lock-stock and barrel, all for one money.***

- From its humble beginning as the Topeka Gun Club this one room restaurant grew after its founding by Don Vega, Walt & Ida Mae "Red" Anderson. From the modest 3,700 square foot gun club, additions were made to increase the square footage of the restaurant to approx. 5,800 square foot by Vega & Anderson. Then in the mid 90's Maurice & Joan Hochard purchased the Steak House and added another whopping 9,600 square feet for a total 15,400+ square feet.
- In 2010 Topeka Steak House was voted "Best Locally Owned Restaurant" and boosted gross sales of 1.2M-1.6M annually with the Hochard's ownership. With seating capacity of about 600, Topeka Steak House sold an average of 3000 lbs. of beef per week, 1500 lbs. of chicken per week and 80 cases of potatoes per week. This kept the 70 plus employees hopping!
- In 2015, during the 4,900 square foot kitchen expansion, the owner's health took a turn and it was decided that the restaurant be closed. The NEW \$500,000+ kitchen expansion includes a NEW 40' s/s hood with make-up air and exhaust, ample storage areas, future kitchen mgr. and owners' offices, employee restrooms with shower and dressing area and much more.

***This is truly an opportunity to carry on a 50 year Iconic Topeka Restaurants' Legacy.***

**OPEN FOR INSPECTION: THURSDAY, MAY 23 & 30, 4:00-6:00 PM**

### BUILDING & LAND SPECIFICATIONS

- Zoning: C2 Commercial
- Building Square footage: 15,404, per county records
- Land Size: 170,760 (3.9 acres ±)
- 2017 Real Estate Taxes: \$8,319.20
- Parking: Gravel
- 3 large dining rooms, 24' bar
- Seating Capacity: about 600
- HVAC: 12 units, approximately 60 ton of air
- Electrical: 115V-230V, 1 phase, lots of updated panels
- Water: Rural Water District #8



- Electric: Westar Electric
- Natural Gas: Kansas Gas Service
- Sewer: Septic
- Platted: Yes, Tecumseh Heights Subdivision
- Schools: Shawnee Heights



**Personal Property Included in the Auction** – Included with the sale of the restaurant are the corporate shares of Topeka Steak House, Inc, a Kansas Corporation. This includes all rights and signage associated with the trade name, "Topeka Steak House". Any costs associated with the transfer, will be paid by the buyer.

All restaurant/bar equipment currently on-site the day of the auction will remain with the sale of the Steak House. A partial listing of furniture, fixtures and equipment includes: Blodgett dbi stack convection oven, gas; Wolf 4' flat top grill, gas; (9) Pitco 40 lb. fryers; Vulcan single stack convection oven, (2) 2 burner stock pot range; Rankin Deluxe 6' flat top range; APW chip warmer; assorted s/s and meat cutting tables; (3) ice machines; (3) upright freezers; 6's/s keg box; (2) make

tables; (2) 6' u/c coolers; (2) walk-in freezers; Over 250 stack chairs; (55) 4 person booth openings; (60) 4 top tables; (9) 8' banquet tables; (2) True 6' bottle boxes; True 7' keg box; (2) 3 compartment under bar sinks w/dump; (11) high chairs, booster chairs; very large assortment of pots, pans, stock pots, glassware, platters, plates, flatware, etc. A large portion of the smallwares are NEW in the box. All equipment was up and running when they closed.



### RURAL COUNTY RESIDENTIAL LOTS:

- Just North of the restaurant on Dupont Road are 5 platted lots, each contains approximately .54 acres (90'x265).
- Taxes: Approximately \$206.00 per lot.
- As per Shawnee County on 4/24/2019, "The lots in Tecumseh Heights Subdivision are zoned RR1 Residential Reserve District and are buildable residential lots as platted."

***This is a RARE opportunity to build in the country without the 3-acre county restriction! These lots will be sold immediately following the Steak House Auction.***



**Terms, Conditions & Financing:** 10% of purchase price down the day of the auction as earnest money, per property, (\$1,000 minimum), balance due on delivery of deed & marketable title. A five (5%) percent buyers' premium, (\$500.00 minimum) will be added as expense at closing, per property. Purchaser to arrange for financing. Buyers and Sellers to split closing costs on a 50/50 basis, including title insurance. Property is selling "as is, where is" subject to restrictions, reservations, easements or zoning orders if any now existing against said property. Purchasers are urged to have any and all inspections made on the property prior to the auction. Closing within 30 days. All information is from sources deemed reliable, but not guaranteed. Auctioneer(s)/Broker(s) are agents for the sellers.

**Real Estate Licensees:** A commission of 2% of the gavel price will be paid at the time of closing to any real estate licensee representing an accompanied buyer on the day of auction & inspections. Real estate licensee must register said buyer in writing by fax, (785-862-8811) or email dan@kullauction.com, 24 hours before the day of the auction and accompany said buyer to the auction. All real estate licensees will represent the interests of the buyer and not the interests of the seller.



**Kull Auction & Real Estate Co., Inc.**

201 SE 59th ST. Topeka, KS. • 785-862-8800

**www.kullauction.com**