



Building Type:	Hospitality
Available SF:	47,685
Total SF:	47,685
Number of Stories:	3
Year Built:	1995
Sale Price:	\$5,500,000
Last Updated:	Apr 30, 2025

Economic Development Contact

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GO Topeka  
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Realtor/Owner Contact

Brian Brockman

Property and Area Description

Hotel Brokers of America is pleased to exclusively offer the Upscale All-Suite Extended Stay Residence Inn, located in Topeka, KS. Topeka is the State Capital of Kansas with multiple demand drivers including Government, corporate, and leisure. Highlights & Location: The hotel is Institutionally Owned and Managed Resulting in much Higher than Normal Expenses. Any Owner-operator will quickly increase the NOI driving significant Profits. A 66 Room Residence Inn with \$2M plus Revenue Should be delivering a minimum 38%-42% NOI. Topeka is the State Capital of Kansas with multiple demand drivers including strong Government / Corporate and Leisure. The Hotel has an Excellent Location in the Heart of the Business District. The Fairfield Inn across the street lost its Franchise so in-built additional Marriott revenue. The Hotel is offered at \$5,500,000 Plus PIP, which places it at a highly attractive 3.18 x revenue PIP Complete, for a performing and Profitable fully renovated Residence Inn by Marriott At \$107,576 per room, the Hotel is priced at a significant discount to new construction of a minimum of \$160,000 for a Marriott Residence Inn. THIS WILL SELL QUICKLY! PLEASE ADVISE YOUR INTEREST IMMEDIATELY Corporate Demand Generators : Several major corporations operate near Topeka, KS, across various sectors. Some of the prominent employers include: State of Kansas: As Topeka is the state capital, the government is a significant employer in the region. Stormont Vail Health: A key player in the healthcare sector, providing comprehensive medical services. Blue Cross Blue Shield of Kansas: Another major healthcare provider, focusing on insurance services. Goodyear Tire & Rubber Company: A significant manufacturing presence with a large tire production facility. Hills Pet Nutrition: Known for its pet food products, contributing to the local economy through manufacturing and distribution. Security Benefit: A financial services company specializing in retirement planning and investment management. Westar Energy (now part of Evergy): The primary electric utility serving Topeka and surrounding areas. Resers Fine Foods: A producer of prepared foods, employing a substantial workforce in the area. Major Cites: Major cities near Topeka, KS include: Kansas City, MO/KS: Approximately 65 miles east, it's a major metropolitan area with a vibrant cultural scene and numerous attractions. Lawrence, KS: About 30 miles east, home to the University of Kansas. Manhattan, KS: Around 50 miles west, known for Kansas State University. Olathe, KS: Roughly 60 miles east, a part of the Kansas City metropolitan area.

Population



Source: ESRI®, 2025

Households



Source: ESRI®, 2025

Transportation

**Rail Served:** No  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** Unknown

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**Ashley Lehman | VP of Business Development | GO Topeka**  
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