

Rare Sale Opportunity Downtown Overland Park

NAIHeartland



8201 Metcalf Ave

Overland Park, Kansas

Property Features

- Rare purchase opportunity in downtown Overland Park
- ±7,500 SF with an additional 4,000 SF of basement area, including 3 covered, heated garage stalls
- Exclusive parking lot with 50 parking stalls (Over 6.5/1,000 SF) with a covered drive-thru behind the building
- Ceiling heights over 12' throughout the entry and main areas of the building with full height, wood doors
- Land area of ±51,689 SF with the opportunity to add an additional contiguous parcel
- Exposure to 31,000 vehicles per day on Metcalf Ave
- Sale Price: \$1,950,000



For more information:

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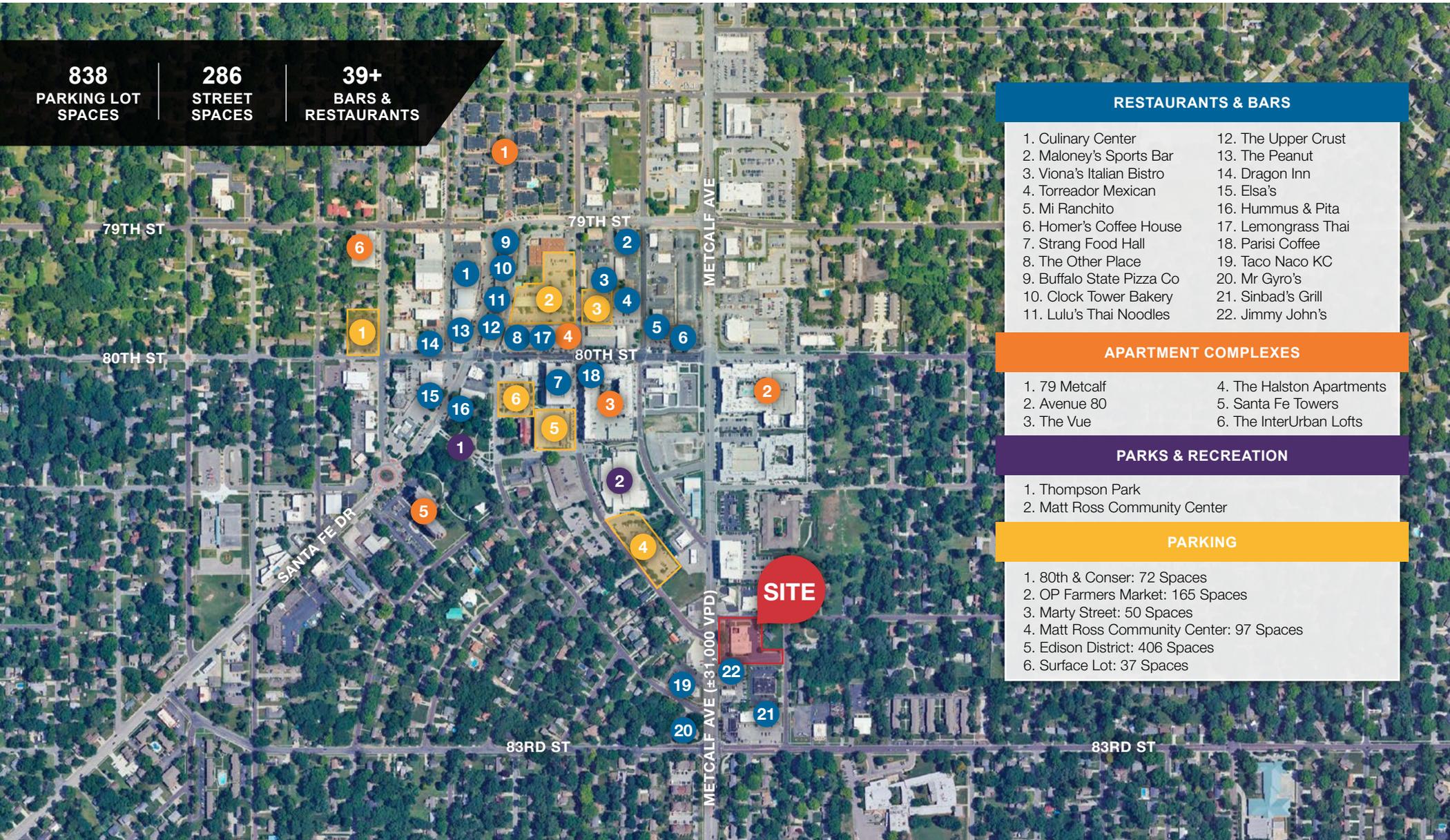
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838
PARKING LOT
SPACES

286
STREET
SPACES

39+
BARS &
RESTAURANTS



RESTAURANTS & BARS

- | | |
|---------------------------|---------------------|
| 1. Culinary Center | 12. The Upper Crust |
| 2. Maloney's Sports Bar | 13. The Peanut |
| 3. Viona's Italian Bistro | 14. Dragon Inn |
| 4. Torreador Mexican | 15. Elsa's |
| 5. Mi Ranchito | 16. Hummus & Pita |
| 6. Homer's Coffee House | 17. Lemongrass Thai |
| 7. Strang Food Hall | 18. Parisi Coffee |
| 8. The Other Place | 19. Taco Naco KC |
| 9. Buffalo State Pizza Co | 20. Mr Gyro's |
| 10. Clock Tower Bakery | 21. Sinbad's Grill |
| 11. Lulu's Thai Noodles | 22. Jimmy John's |

APARTMENT COMPLEXES

- | | |
|---------------|---------------------------|
| 1. 79 Metcalf | 4. The Halston Apartments |
| 2. Avenue 80 | 5. Santa Fe Towers |
| 3. The Vue | 6. The InterUrban Lofts |

PARKS & RECREATION

1. Thompson Park
2. Matt Ross Community Center

PARKING

1. 80th & Conser: 72 Spaces
2. OP Farmers Market: 165 Spaces
3. Marty Street: 50 Spaces
4. Matt Ross Community Center: 97 Spaces
5. Edison District: 406 Spaces
6. Surface Lot: 37 Spaces

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