

Available "For Sale" Downtown OP Properties

1 W 83rd St @ Travis St - Vacant Land

Overland Park, KS 66204 - Northeast Johnson County Submarket
 Land of 0.43 AC is for sale at \$112,000 (\$260,465.12/AC)

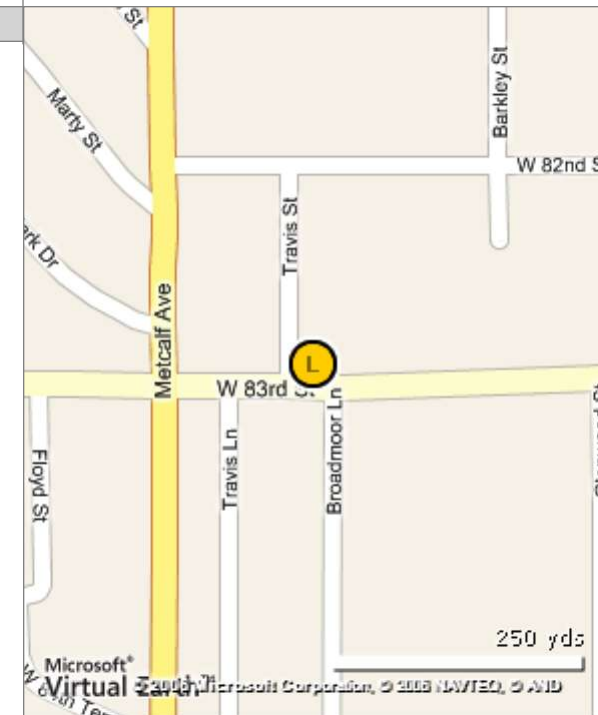
Investment Information

Sale Price: **\$112,000**
 Price/AC: **\$260,465.12**
 Sale Status: **Active**
 Sale Conditions: **None**
 Days On Market: **147**



Land Information

| | | |
|-----------------------------|---------------------------------|-------------------|
| Zoning: C-0 | Proposed Use: Commercial | Lot Dimensions: - |
| Density: - | Parcel Size: 0.43 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |
| Name: NO-Vacant Land | | |
| Topography: Level | | |



Available "For Sale" Downtown OP Properties

2 7913 Conser St

Overland Park, KS 66062 - Northeast Johnson County Submarket
 1,221 SF Class C Office Building Built in 1915
 Property is for sale at \$145,000 (\$118.76/SF)

Investment Information

Sale Price: **\$145,000**
 Price/SF: **\$118.76**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Days On Market: **347**



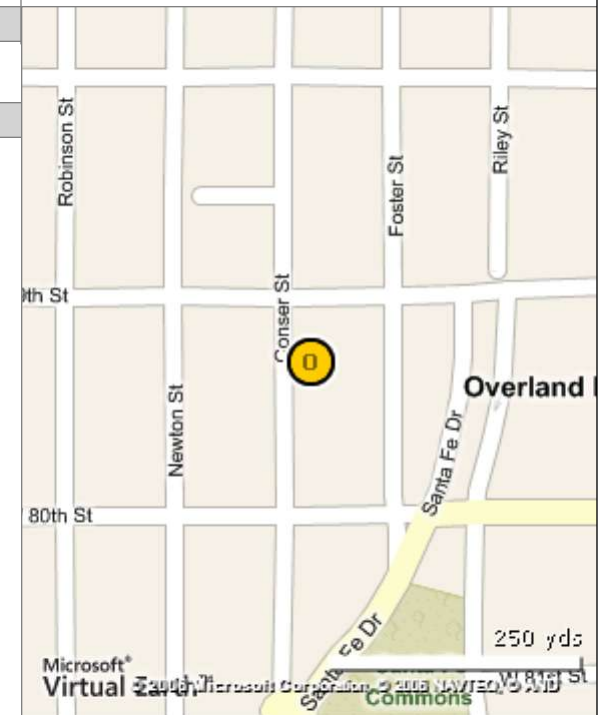
Investment Notes

Property is currently a residential house but can be built out as office.

Office Information

| | | |
|-------------------------------------|--------------------------------|---------------------------|
| Bldg Type: Office | Bldg Status: Built 1915 | RBA: 1,221 SF |
| Class: C | % Leased: 0.0% | Stories: 1 |
| Total Avail: 1,221 SF | Elevators: - | Land Area: 0.31 AC |
| Bldg Vacant: 1,221 SF | Core Factor: - | Owner Type: - |
| Typical Floor Size: 1,221 SF | Zoning: MS-2 | Owner Occupied: No |
| Building FAR: 0.09 | Tenancy: Single Tenant | |

Parking: **5 Surface Spaces are available**



Available "For Sale" Downtown OP Properties

3 7815 Marty St, Unit #1

Overland Park, KS 66204 - Northeast Johnson County Submarket
 5,940 SF Class C Office Condominium Built in 1964
 Condominium for sale at \$320,000 (\$107.74/SF)

Condo Information

Sale Price: **\$320,000**
 Unit SF: **2,970 SF**
 Price/SF: **\$107.74**
 Cap Rate: -

Sale Status: **Active**
 Days On Market: **39**
 Sale Type: **Investment**
 Sale Conditions: **None**

Floor #: **1**
 Unit #: **Unit #1**

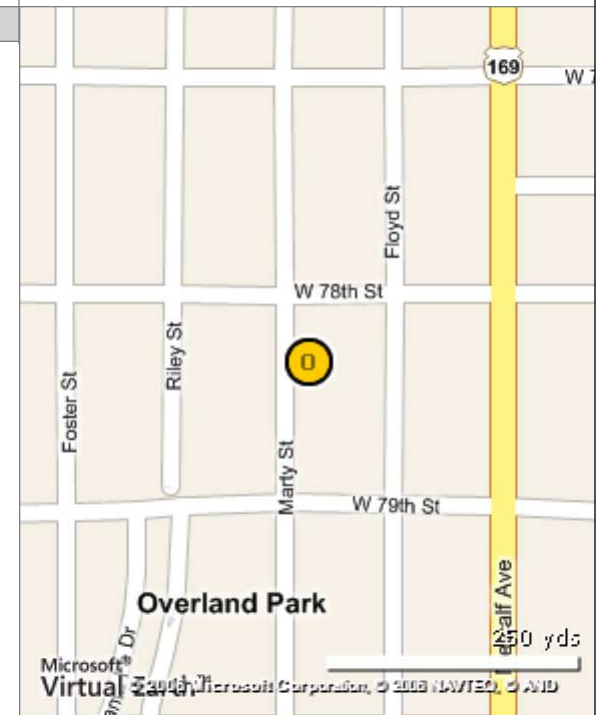
Office Information

| | | |
|----------------------------|-------------------------------------|---------------------------|
| Bldg Type: Office | Bldg Status: Built 1964 | Tenancy: Multi |
| Class: C | % Leased: 86.5% | Elevators: - |
| Rent/SF/yr: \$12.00 | Total Avail: 800 SF | Core Factor: - |
| RBA: 2,970 SF | Bldg Vacant: 800 SF | Zoning: C2 |
| Stories: 1 | Typical Floor Size: 5,940 SF | Owner Occupied: No |
| Owner Type: - | Land Area: 0.24 AC | |
| | Ownership: Condo | |

Parcel Number: **NP65000000-0030**

Parking: **29 free Surface Spaces are available**

Amenities: **Signage**



Available "For Sale" Downtown OP Properties

4 7820 Conser Pl

Overland Park, KS 66204 - Northeast Johnson County Submarket
 3,360 SF Class C Office Building Built in 1977
 Property is for sale at \$295,000 (\$87.80/SF)



Investment Information

Sale Price: **\$295,000**
 Price/SF: **\$87.80**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: **None**
 Sale Type: **Owner/User**

Days On Market: **334**

Investment Notes

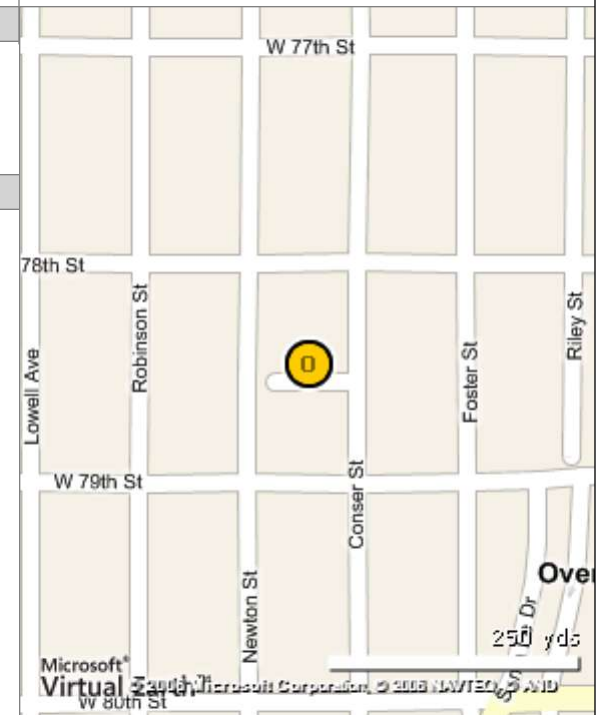
New roof in 2000
 2 new HVAC units in 2001
 New guttering and new paint.
 Priced to sell, well below replacement cost, at less than \$88/sf.

Office Information

| | | |
|-------------------------------------|---------------------------------|-------------------------------|
| Bldg Type: Office | Bldg Status: Built 1977 | RBA: 3,360 SF |
| Class: C | % Leased: 100.0% | Stories: 2 |
| Total Avail: 3,360 SF | Elevators: - | Land Area: 0.34 AC |
| Bldg Vacant: 0 SF | Core Factor: - | Owner Type: Individual |
| Typical Floor Size: 3,360 SF | Zoning: Commercial | Owner Occupied: Yes |
| Building FAR: 0.23 | Tenancy: Multiple Tenant | |

Parcel Number: **NP42400000-0033B, NP42400000-0033D**

Parking: **15 free Surface Spaces are available; Ratio of 4.17/1,000 SF**



Available "For Sale" Downtown OP Properties

5 7819 Conser Pl

Overland Park, KS 66204 - Northeast Johnson County Submarket
 5,311 SF Class C Office Building Built in 1973
 Property is for sale at \$598,000 (\$112.60/SF)



Investment Information

Sale Price: **\$598,000**
 Price/SF: **\$112.60**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: **None**
 Sale Type: **Owner/User**

Days On Market: **313**

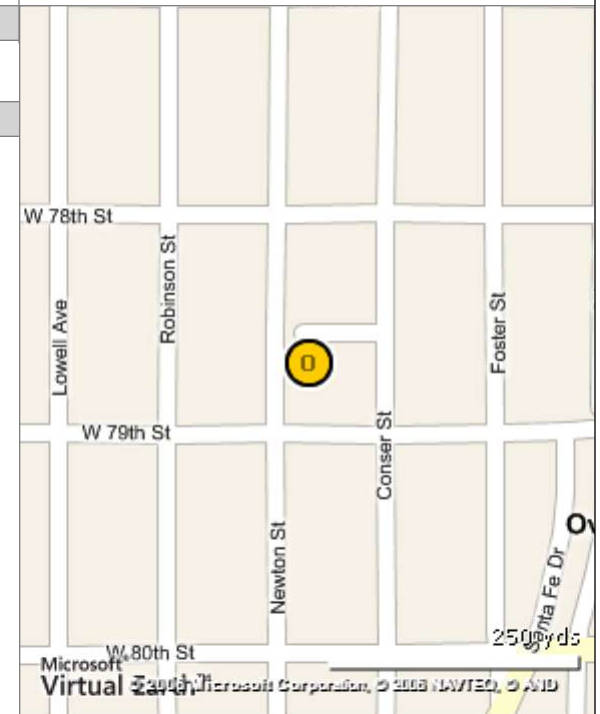
Investment Notes

Located in downtown Overland Park.

Office Information

| | | |
|-------------------------------------|------------------------------------|----------------------------|
| Bldg Type: Office | Bldg Status: Built Jan 1973 | RBA: 5,311 SF |
| Class: C | % Leased: 100.0% | Stories: 1 |
| Total Avail: 5,311 SF | Elevators: - | Land Area: 1.91 AC |
| Bldg Vacant: 0 SF | Core Factor: - | Owner Type: - |
| Typical Floor Size: 5,311 SF | Zoning: DN, Overland Park | Owner Occupied: Yes |
| Building FAR: 0.06 | Tenancy: Single Tenant | |

Parcel Number: **NP42400000-0033A**



Available "For Sale" Downtown OP Properties

6 7330 W 80th St

Overland Park, KS 66204 - Northeast Johnson County Submarket
 5,448 SF Retail Building Built in 1956
 Property is for sale at \$430,000 (\$78.93/SF)

Investment Information

Sale Price: **\$430,000**
 Price/SF: **\$78.93**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

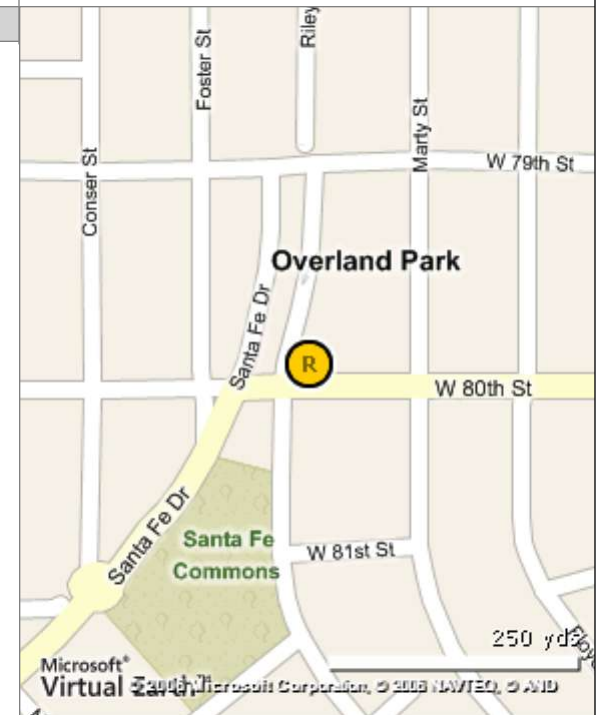
Days On Market: **50**



Center Information

| | |
|--------------------------------|------------------------------|
| Center Type: Retail | Center Size: 5,448 SF |
| Bldg Status: Built 1956 | Zoning: C2 |
| % Leased: 0.0% | Owner Type: - |
| Rent/SF/yr: For Sale | Land Area: 0.16 AC |
| Stories: 1 | Lot Dimensions: - |
| Elevators: - | CAM: - |
| Total Avail: 5,448 SF | |
| Bldg Vacant: 5,448 SF | |
| Owner Occupied: - | |
| Tenancy: - | |

Parcel Number: **NP60300001-0023**



Available "For Sale" Downtown OP Properties

7 7932 Santa Fe Dr

Overland Park, KS 66204 - Northeast Johnson County Submarket
 6,423 SF Class B Office with street-level Retail Building Built in 1918
 Property is for sale at \$1,500,000 (\$233.54/SF)

Investment Information

Sale Price: **\$1,500,000**
 Price/SF: **\$233.54**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: **None**
 Sale Type: **Owner/User**

Days On Market: **251**



Investment Notes

Please do not disturb the Tenant!!!

The current lease runs through July 2010.

This is a very prominently located building in the downtown area. It is currently utilized for office purposes but is zoned to also permit a wide range of retail uses. In fact, various retail businesses virtually surround the property.

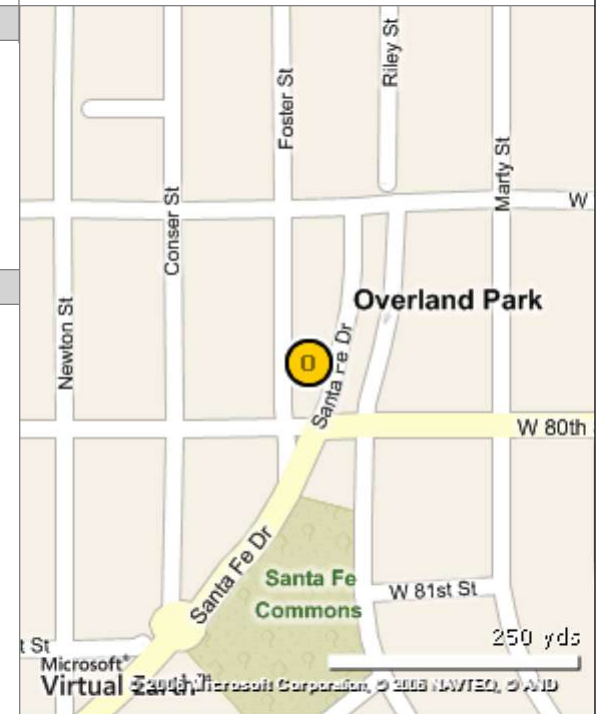
It is locally known as The Historic Ford Building and was extensively remodeled just a few years ago.

Office Information

| | | |
|-------------------------------------|--------------------------------|---------------------------|
| Bldg Type: Office | Bldg Status: Built 1918 | RBA: 6,423 SF |
| Class: B | % Leased: 100.0% | Stories: 2 |
| Total Avail: 6,423 SF | Elevators: - | Land Area: 0.12 AC |
| Bldg Vacant: 0 SF | Core Factor: - | Owner Type: - |
| Typical Floor Size: 3,211 SF | Zoning: C2 | Owner Occupied: No |
| Building FAR: 1.20 | Tenancy: Single Tenant | |

Parcel Number: **NP60200000-0022**

Parking: **7 Surface Spaces are available**



Available "For Sale" Downtown OP Properties

8 6910 W 83rd St - Skyline Professional Bldg

Overland Park, KS 66204 - Northeast Johnson County Submarket
 7,360 SF Class C Office Building Built in 1971
 Property is for sale at \$595,000 (\$80.84/SF)

Investment Information

Sale Price: **\$595,000**
 Price/SF: **\$80.84**
 Cap Rate: -

Sale Status: **Active**
 Sale Conditions: **None**
 Sale Type: **Investment OR Owner/User**

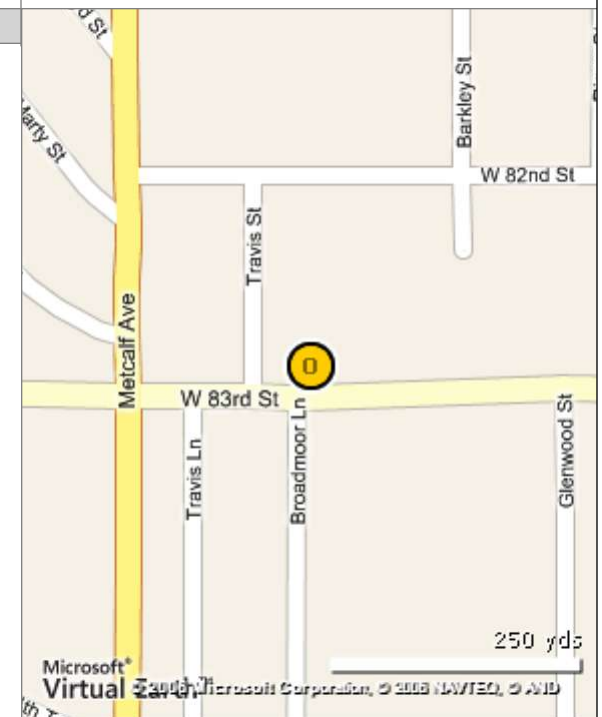
Days On Market: **445**



Office Information

| | | |
|-------------------------------------|---------------------------------|---------------------------|
| Bldg Type: Office | Bldg Status: Built 1971 | RBA: 7,360 SF |
| Class: C | % Leased: 0.0% | Stories: 2 |
| Total Avail: 7,360 SF | Elevators: - | Land Area: 0.49 AC |
| Bldg Vacant: 7,360 SF | Core Factor: 12.50 | Owner Type: - |
| Typical Floor Size: 3,680 SF | Zoning: C-0 | Owner Occupied: No |
| Building FAR: 0.34 | Tenancy: Multiple Tenant | |

Parcel Number: **NP12600000-0006E**
 Parking: **32 free Surface Spaces are available; Ratio of 4.00/1,000 SF**



Available "For Sale" Downtown OP Properties

9 7221 W 79th St - Breyfogle Building

Overland Park, KS 66204 - Northeast Johnson County Submarket
 10,142 SF Class C Office Building Built in 1967
 Property is for sale at \$800,000 (\$78.88/SF)

Investment Information

Sale Price: **\$800,000**
 Price/SF: **\$78.88**
 Cap Rate: -

 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

 Days On Market: **375**



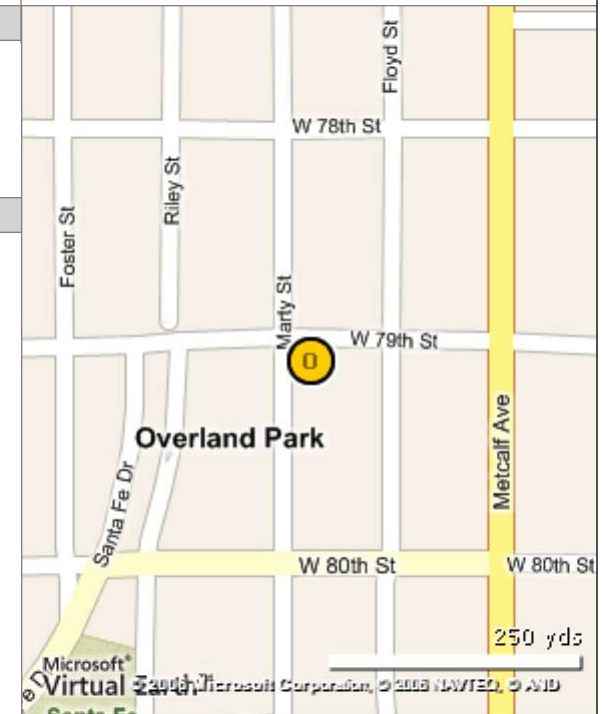
Investment Notes

The building is currently 100% occupied, but due to flexible leases, space could be made available for an owner-user.
 Call broker for investment/occupancy details.
 Attractive Owner-Financing Terms Available.

Office Information

| | | |
|-------------------------------------|---------------------------------|----------------------------|
| Bldg Type: Office | Bldg Status: Built 1967 | RBA: 10,142 SF |
| Class: C | % Leased: 100.0% | Stories: 3 |
| Total Avail: 0 SF | Elevators: - | Land Area: 0.44 AC |
| Bldg Vacant: 0 SF | Core Factor - | Owner Type: - |
| Typical Floor Size: 5,071 SF | Zoning: C2 | Owner Occupied: Yes |
| Building FAR: 0.53 | Tenancy: Multiple Tenant | |

Parcel Number: **NP60300002-0005**
 Parking: **40 Surface Spaces are available; Ratio of 3.94/1,000 SF**



Available "For Sale" Downtown OP Properties

10 8001 Metcalf Ave - O'Neill Oldsmobile/Nissan

Overland Park, KS 66204 - Northeast Johnson County Submarket
 20,000 SF Retail General Freestanding Building
 Property is for sale at \$2,950,000 (\$147.50/SF)



Investment Information

Sale Price: **\$2,950,000**
 Price/SF: -
 Cap Rate: -

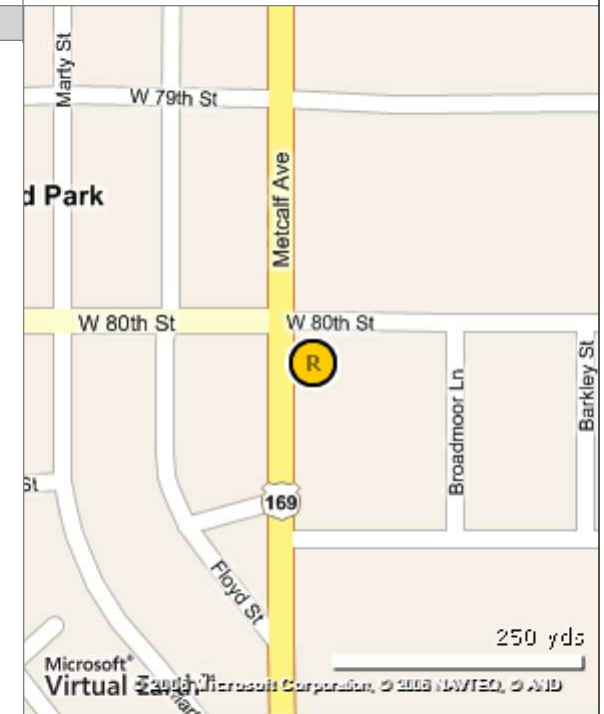
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

 Days On Market: **62**

Center Information

| | |
|--|-------------------------------|
| Center Type: General Freestanding | Center Size: 20,000 SF |
| Bldg Status: Existing | Zoning: - |
| % Leased: 100.0% | Owner Type: - |
| Rent/SF/yr: For Sale | Land Area: - |
| Stories: 1 | Lot Dimensions: - |
| Elevators: - | CAM: - |
| Total Avail: 0 SF | |
| Bldg Vacant: 0 SF | |
| Owner Occupied: Yes | |
| Tenancy: Single Tenant | |

Parcel Number: **NP36000000-0015A**



Available "For Sale" Downtown OP Properties

11 8001 Conser St - The Colonial Bldg

Overland Park, KS 66204 - Northeast Johnson County Submarket
 20,950 SF Class B Office Building Renovated in 1999 Built in 1955
 Property is for sale at \$2,400,000 (\$114.56/SF)



Investment Information

Sale Price: **\$2,400,000**
 Price/SF: **\$114.56**
 Cap Rate: -

 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment**

 Days On Market: **293**

Investment Notes

Contact broker for details.

Office Information

| | | |
|--------------------------------------|--|---------------------------|
| Bldg Type: Office | Bldg Status: Built 1955, Renov 1999 | RBA: 20,950 SF |
| Class: B | % Leased: 100.0% | Stories: 2 |
| Total Avail: 2,050 SF | Elevators: 1 | Land Area: - |
| Bldg Vacant: 0 SF | Core Factor: - | Owner Type: - |
| Typical Floor Size: 11,250 SF | Zoning: - | Owner Occupied: No |
| Building FAR: - | Tenancy: Multiple Tenant | |

Parcel Number: **NP62400005-0013A**
 Parking: **100 Surface Spaces are available; Ratio of 0.48/1,000 SF**
 Amenities: **Corner Lot**

