



**Thom Knowles**  
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## Property Client Full

**104 & 108 E Poplar Street, Olathe, KS 66061**

MLS#: **2552449** Status: **Active**

County: **Johnson, KS**

L Price: **\$850,000**

**Commercial**

Area: **330 - N=I-435;S=135th;E=Pflumm;W=Moonlight Rd**



Type: **Office**  
 Use: **Child Care, Medical Service, Office**  
 Tot SF: **4,860** # Stories: **3** Zone: **CP-O**  
 Min SF: Max SF: Brk ID: **KCH 01**  
 Lsz: **40,795 - Square Feet** Agt ID: **KOLICHMI**  
 Name:  
 L/S: **Sale**  
 Age: **101 Years/More** Yr Blt: **1900**  
 Legal: **104 E Poplar OLATHE S 88' LT 16 BLK 30 OLC 605 108 E Poplar OLATHE LT 14 & LT 15 EX W 25.5' BLK 30 OLC 602**

### General Information

Leased: **No** Curr Lse: Flood: Cap Rt:  
 Op Exp: Net Inc:  
 Road: **City Street** Occup: **Other**  
 Parking: **15 Common Park Lot, On Street, Parking Lot, Paved Area** Location: **Business District, Residential District**  
 Utilities: **220v Service** City Limits: Streets: **Public Maint**  
 Interior: **Living Quarters, Private Restroom, Public Restroom**  
 Exterior:  
 Security:  
 Accessibility: **Accessible Bathroom, Accessible Entrance**  
 Maint Pr:  
 Ceiling Height:

### Remarks & Directions

**Live/Work 104 E Poplar & 108 E Poplar St Olathe KS TWO PROEPTIES SIDE BY SIDE** Would you like to start a "work from home" office/business? Do you currently own/operate a "work from home" office/business? Would you like to relocate? Or, open a 2nd location? Look no further for your "work from home" entrepreneurial opportunity location! This unique, property-package consists of 2 historically charming, single family houses in downtown Olathe, KS built in 1900. The houses are allowed use as upper level residences in conjunction with a City of Olathe approved ground level Office/Business use. The property includes paved, off-street parking for approximately 15 vehicles. These houses are located in a Commercial-Office Transitional Zoning Area, across the street from the new Johnson County Courthouse and the City of Olathe City Hall.

Directions: **From the I-35 & Santa Fe Street exit go West to Chestnut Street in downtown Olathe, Ks or from the 7 Highway & Santa Fe Street intersection go East to Chestnut Street in downtown Olathe, Ks. Turn North on Chestnut Street and go one block to Poplar Street. Go West on Poplar Street to 108 and 104 E. Poplar. The two homes will be on your right and directly across the street from the new Johnson County Courthouse. There is alley-way access from both Chestnut Street and Cherry Street to paved, off-street parking behind the 104 property. This parking is private and is included with this property package.**

### Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	<b>4,860</b>	Bs Yr:		Allow:		Includes:	<b>Child Care, Profession</b>
Whs SF:		U-R:	<b>Rentable</b>			# Empl:	<b>Service</b>
Clr Ht:	<b>9</b>	Allow:				Open:	<b>Real Estate</b>
#Drv In:	<b>0</b>						
#Dock:	<b>0</b>						
Dock Type:							
Dr Ht:							
Rail:							
Allow:							

### Financial Information

Will Sell:	<b>Cash, Conventional, Other</b>	HOA:	<b>/</b>	Tax Comm:	
Tax:	<b>\$10,383</b>	Spc Tax:	<b>\$0</b>	Total Tax:	<b>\$10,383</b>



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Sample Sale Potential

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Meet & Greet Option

Child Care Potential

