

**For Sale | 9029 Metcalf Avenue Overland Park, KS 66212**  
**High Traffic Stand-Alone Building for Sale | 90<sup>th</sup> & Metcalf**

**\$2,500,000**



**16,148 SF Retail/Office Building on Two Floors | 8,147 SF at Grade**  
**1.38 Acre Lot | 60,148 SF Pad Site**

**139' of Metcalf Frontage Situated on Corner Entrance of Promontory Shopping Center**  
**1979 Construction - Includes Upstairs & Downstairs Secure Storage Vaults**

**Taxes: \$2.30 PSF (2024)**

**40+ Parking Spaces (Front Lot + Rear Lot)**

**100+ Year KC Business will Lease Back a Portion of Upstairs Retail + Basement**  
**Join Bo Lings, SERV, J Gilberts, Newly Constructed Promontory Apartments (291 Units)**



**David Smart**  
**DSmart@Haith.com**  
**O: (913) 219-0052**  
**www.Haith.com**



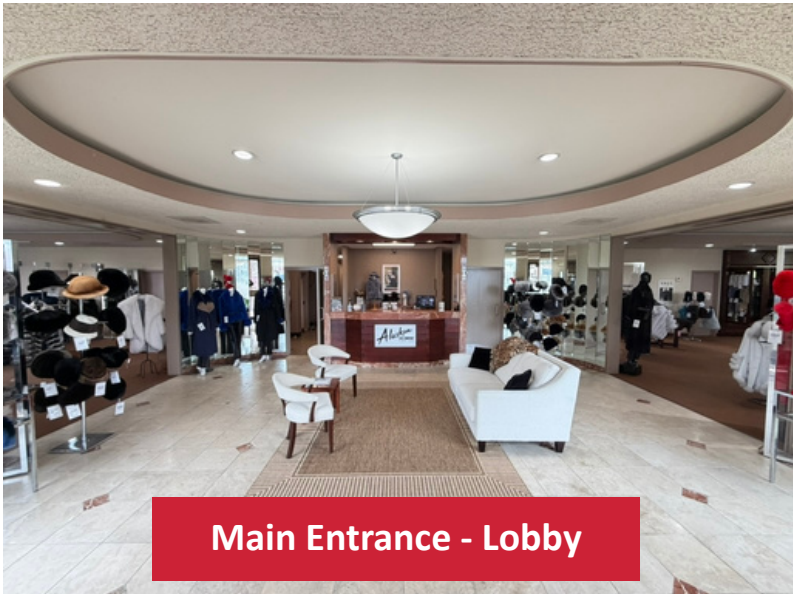
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**Rear Entrance**



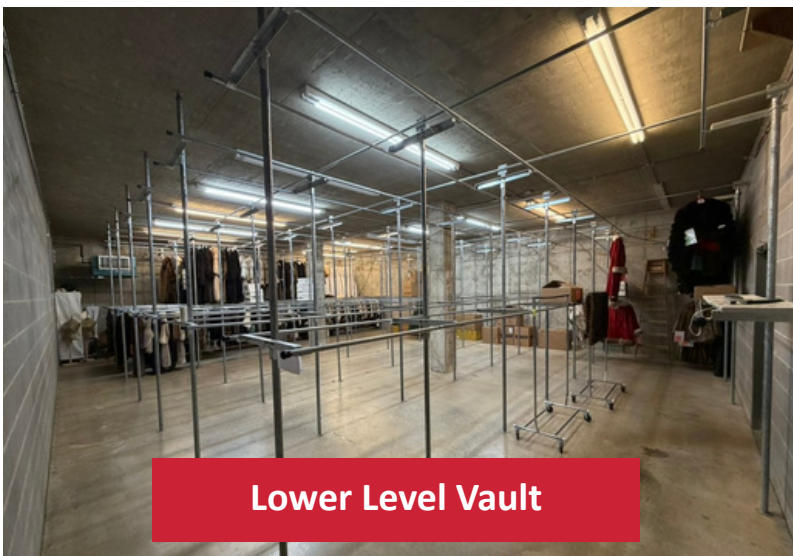
**Front Parking - Promontory**



**Main Entrance - Lobby**



**West Salon**



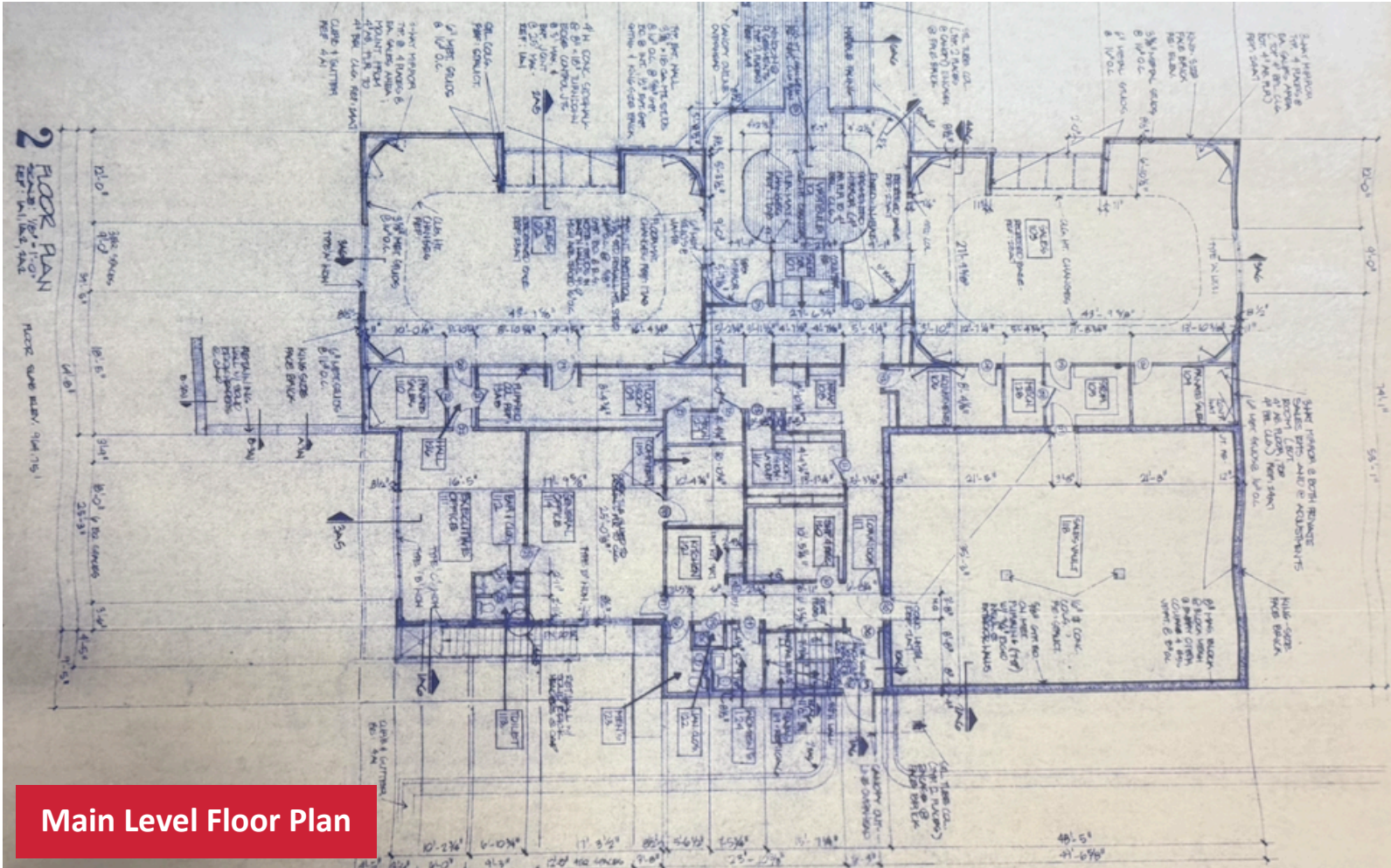
**Lower Level Vault**



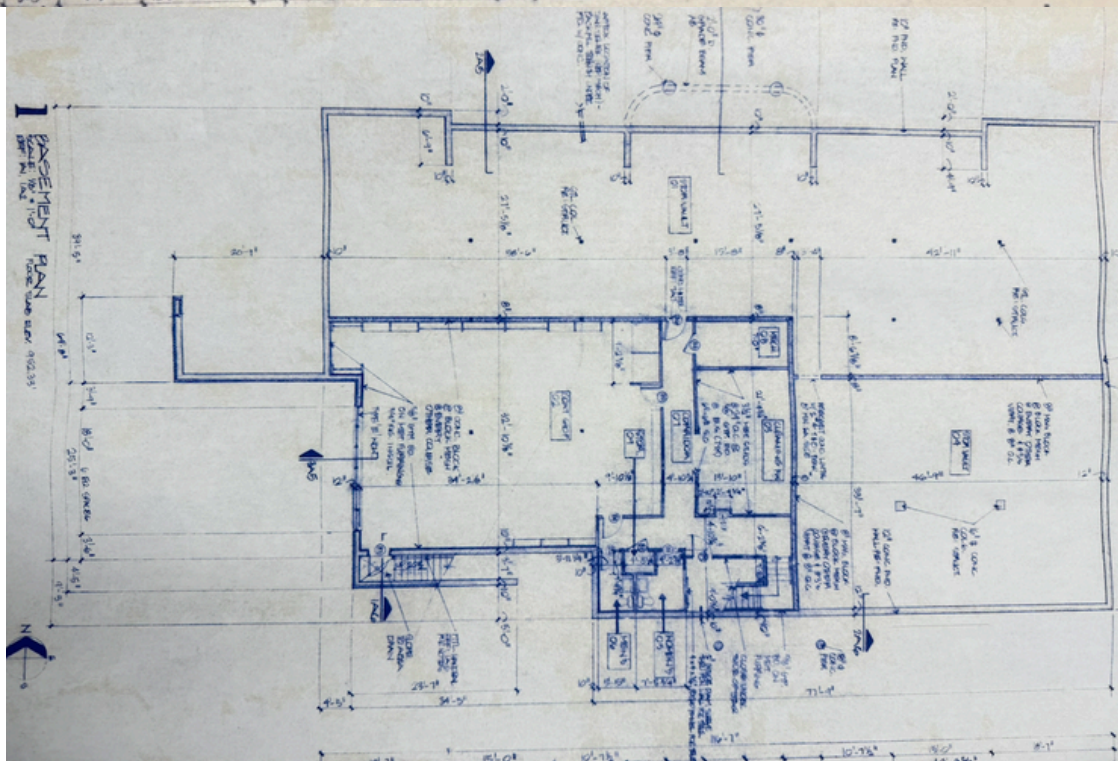
**Executive Office w/ Bathroom**

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Main Level Floor Plan



Walk-Out Basement Floor Plan

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**Excellent Location on Corner  
Entrance to Promontory  
Shopping Center  
32,000+ CPD on Metcalf Ave!**

69 Highway	2.9 Miles
I-435	2.3 Miles

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