

FOR SALE:

811 S CHERRY ST

OLATHE, KS 66061

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PEAK REAL ESTATE PARTNERS

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FOR SALE

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# 811 S CHERRY STREET

OLATHE, KS 66061

811 S. Cherry Street is an 8-unit offering situated off E Dennis Avenue and S Cherry Street, just minutes outside of downtown Olathe and Johnson County Square Park. The property consists of four (1x1) units, and four studio units. All units have washer and dryer in unit and are positioned for new ownership to maximize rents. The public and private investment being pumped into Downtown Olathe makes this a perfect investment for anyone looking to purchase a small multi-family building in Downtown Olathe.

The property was originally constructed in 1982 with current ownership completing exterior renovations over the past couple months. Roof is 10 years old, ages of HVAC systems vary. Electrical and plumbing has been updated as needed.

#### Features and Amenities:

- Prime Downtown Olathe location: steps from Johnson county square park, city hall, courthouse, library, dining, and retail
- High visibility & walkability
- Well maintained exterior
- Off-street parking
- High historical occupancy
- Access to desirable schools and large employers

#### The Value Add:

- Update units with premium finishes. Potential to increase rent in all-units through hands on leasing efforts.

#### Major employers in the area:

- Garmin International – 4,000+ employees
- Olathe Medical Center – 2,500 employees
- Farmers insurance – 1,700+ employees
- Johnson County Government
- Olathe unified school district
- Honeywell Aerospace
- TransAm Trucking
- Sysco Food services of Kansas

#### Capital improvements completed:

- Roof – 10 yr old asphalt shingle
- Washer and dryer in all units
- High functioning window units

ADDRESS	811 S CHERRY ST OLATHE, KS 66061
SQUARE FEET	5,578
BUILDINGS	One
YEAR BUILT	1982
OCCUPANCY (AS OF 4/16/26)	100%
SITE (ACRES)	0.21 ACRES
PARKING	12 SURFACE SPOTS
ROOF	ASPHALT SHINGLE
WATER SEWER	SINGLE METER – OWNER BILL BACK
ELECTRIC	SEPARATELY METERED
HVAC	WINDOW & WALL UNITS
LAUNDRY	IN-UNIT

UNIT MIX	UNIT	AVERAGE RENT	MARKET RENT	WATER CHARGE
1 X 1	4	\$900	\$975	\$50
STUDIO	4	\$781	\$900	\$50

# PROPERTY AERIAL

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POPULATION	
1-MILE	7,193
3-MILE	77,743
5-MILE	152,906



DAYTIME POPULATION	
1-MILE	6,784
3-MILE	47,445
5-MILE	92,624



AVERAGE HOUSEHOLD INCOME	
1-MILE	\$75,359
3-MILE	\$118,655
5-MILE	\$140,829

# SITE PLAN

811 S CHERRY STREET | OLATHE , KS



**811 S CHERRY ST**  
**OLATHE, KS**

**DENNIS AVENUE**

**5,796 VPD**

**7**

**OLD 56 HIGHWAY**

**16,312 VPD**

# INTERIOR PHOTOS: 1BR 1BA

811 S CHERRY STREET | OLATHE , KS



# INTERIOR PHOTOS: STUDIO

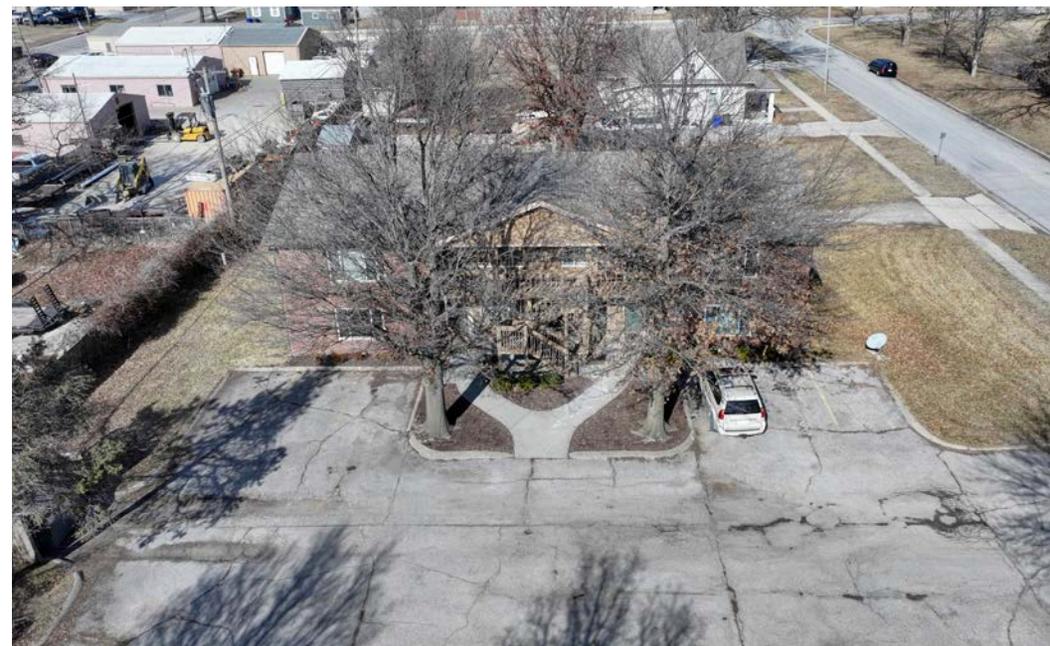
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# EXTERIOR PHOTOS

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# RENT ROLL

811 S CHERRY STREET | OLATHE , KS

UNIT	UNIT TYPE	LEASE START	LEASE END	RENT	MARKET RENT	WATER CHARGE
1	1 BED/1 BATH	6/12/2025	5/31/2026	\$900	\$975	\$50
2	STUDIO	3/19/2024	5/1/2026	\$725	\$900	\$0
3	STUDIO	11/9/2023	10/31/2026	\$800	\$900	\$50
4	1 BED/1 BATH	4/1/2026	4/1/2027	\$900	\$975	\$0
5	1 BED/1 BATH	1/25/2024	1/31/2027	\$950	\$975	\$50
6	STUDIO	8/1/2025	7/31/2026	\$800	\$900	\$50
7	STUDIO	7/7/2018	6/30/2026	\$800	\$900	\$0
8	1 BED/1 BATH	9/20/2024	8/31/2026	\$950	\$975	\$50

# SALE COMPARABLES

811 S CHERRY STREET | OLATHE , KS



**704 Harrison Street  
Olathe, KS 64106**

Date Sold: February 2024  
Number of Units: 10  
Price/Unit: \$125,000/unit



**478 E Loula St  
Olathe, KS 66061**

Date Sold: April 2024  
Number of Units: 12  
Price/Unit: \$108K/unit



## JAY RUF JR.

ASSOCIATE

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Jay grew up in Kansas City and graduated from Shawnee Mission East High School. He earned a bachelor's degree in business administration with a minor in Professional Selling from the University of Kansas, where he was actively involved in campus organizations and a founder of the University of Kansas Ducks Unlimited Chapter. With a lifelong connection to commercial real estate, Jay launched an investment group focused on multi-family research and investing after graduation. Passionate about Kansas City's steady growth, he is dedicated to helping clients achieve their goals.

Now an associate at Peak Real Estate Partners, Jay specializes in commercial multi-family investment sales. He leverages his persistence, communication skills, and attention to detail to expand his network and deliver exceptional service to clients. In his free time, Jay enjoys hunting, fishing, barbecuing, and cheering on the Jayhawks, Chiefs, and Royals with family and friends.