

7,400± SQ FT | ZONED CP-2 ONLINE AUCTION

PROPERTY LOCATION:
8880 BALLENTINE ST., OVERLAND PARK, KS 66214

NATIONAL AUCTION ASSOCIATION HEADQUARTERS

Don't miss this exceptional opportunity to own or invest in a 7,400± sq ft commercial office building in Overland Park, Kansas. Proudly maintained by a single owner since its construction, this property offers prime visibility just off Highway 69 and exceptional access less than half a mile from the I-35 interchange. Featuring 13 private offices, flexible open workspace, a large conference room, kitchen, loft, patio, and ample storage, it's ideally suited for professional services, small business headquarters, or showroom use. A rare find in one of the region's most sought-after commercial corridors, this property offers the perfect blend of location, functionality, and flexibility.



5% BROKER PARTICIPATION | **10% BUYER'S PREMIUM**

REGISTER & BID ONLINE AT
www.8880Ballentine.com



**National
Auction
Association**

903-271-9933
Info@NAAHeadquarters.com

TERMS: 10% Buyer's Premium. Property is "Sold As-Is". Buyer Responsible for Due Diligence. See website for Terms & Conditions. *According to Kansas DOT



**BIDDING
CLOSES
WED, DEC 17
2 PM CST**



PROPERTY FEATURES:

- 7,400± Sq Ft:
 - 6,105± Sq Ft (Building)
 - 1,295± Sq Ft (Basement)
- Zoned CP-2
- Prime Visibility:
 - 2024 AADT Count: 72,000* (Hwy 69 & 87th St)
- Built in 1983
- 40± Parking Spots
- 13 Dedicated Offices + Flexible Open Workspace
- Large Conference Room | Kitchen | Loft | Patio
- New Roof 2020 | 10 Year Warranty
- Ample Storage Throughout
- Exceptional Access:
 - 0.6± Miles From Hwy 69 & I-35 Interchange
 - 30± Miles To KCI Airport



SCAN FOR
ADDITIONAL
PROPERTY
INFORMATION

