



PROPERTY DESCRIPTION

This 30,000+ SF Commercial building stands as one of Paola's most iconic historic properties, offering unmatched potential within the Miami County commercial real estate market. Built in 1904 with additions in 1938 and 2003, the property blends timeless architecture with modern adaptability, presenting an exceptional opportunity for redevelopment.

With city approval for event venue use and eligibility for up to 60% in combined federal and state historic tax credits, the property provides strong investment value. Its versatile design accommodates a variety of uses including arts or performance venue, educational facility, nonprofit headquarters or creative mixed-use concept.

Sitting on just over half an acre, the property combines historic craftsmanship with functionality, offering ample parking, grand interior spaces and flexible layouts suited for hospitality, retail or community-driven ventures. Within close proximity to U.S. Highway 169, the site delivers excellent visibility, easy access and steady downtown foot traffic in one of Kansas's most charming and historic districts.

PROPERTY HIGHLIGHTS

- Listed on the National Register of Historic Places
- Over 30,000 sq ft across multiple construction phases (1904, 1938, 2003)
- Half-acre lot with both street and private parking
- Special use facility featuring a sanctuary with seating for approx. 250
- Includes elevator, education wing, fellowship hall, library and chapel
- Distinct architectural features such as stained glass, vaulted ceilings and a pipe organ
- Adaptable layouts ideal for hospitality, arts, education or community use
- Located just off Paola's historic downtown square
- Minutes from U.S. Highway 169 with excellent visibility and access
- Surrounded by established local businesses in a walkable downtown environment
- Tax credits available for this property (60% tax credits- 40% Fed, 20% state) due to it being listed on the National Register of Historic Places

OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	1
Lot Size:	0.63 Acres
Building Size:	30,157 SF
Year Built:	1903
Zoning:	D

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,002	2,929	3,611
Total Population	4,925	7,099	8,815
Average HH Income	\$101,528	\$112,433	\$115,311

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110 E PEORIA ST

Paola, KS 66071

OFFICE BUILDING
FOR SALE



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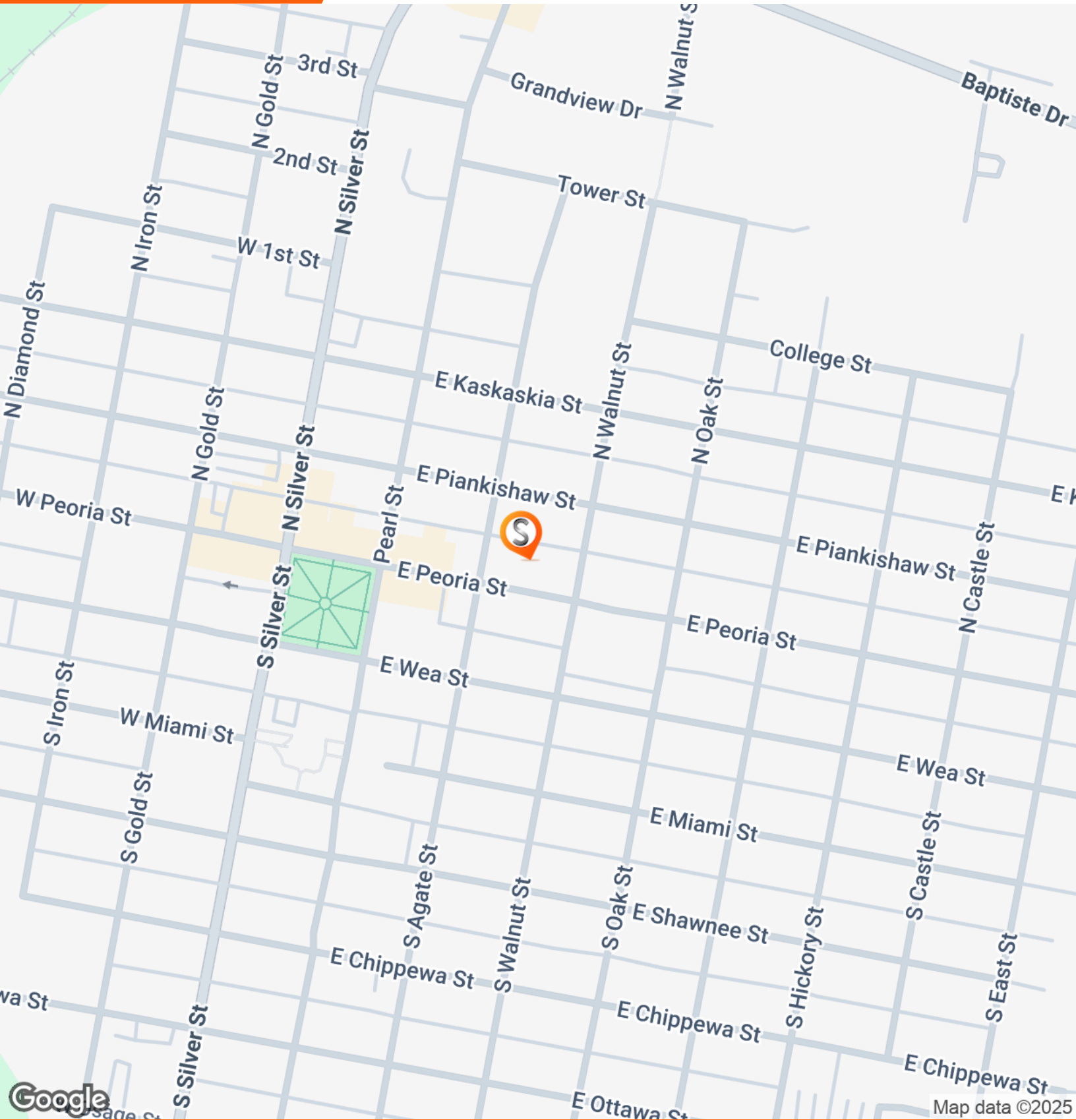


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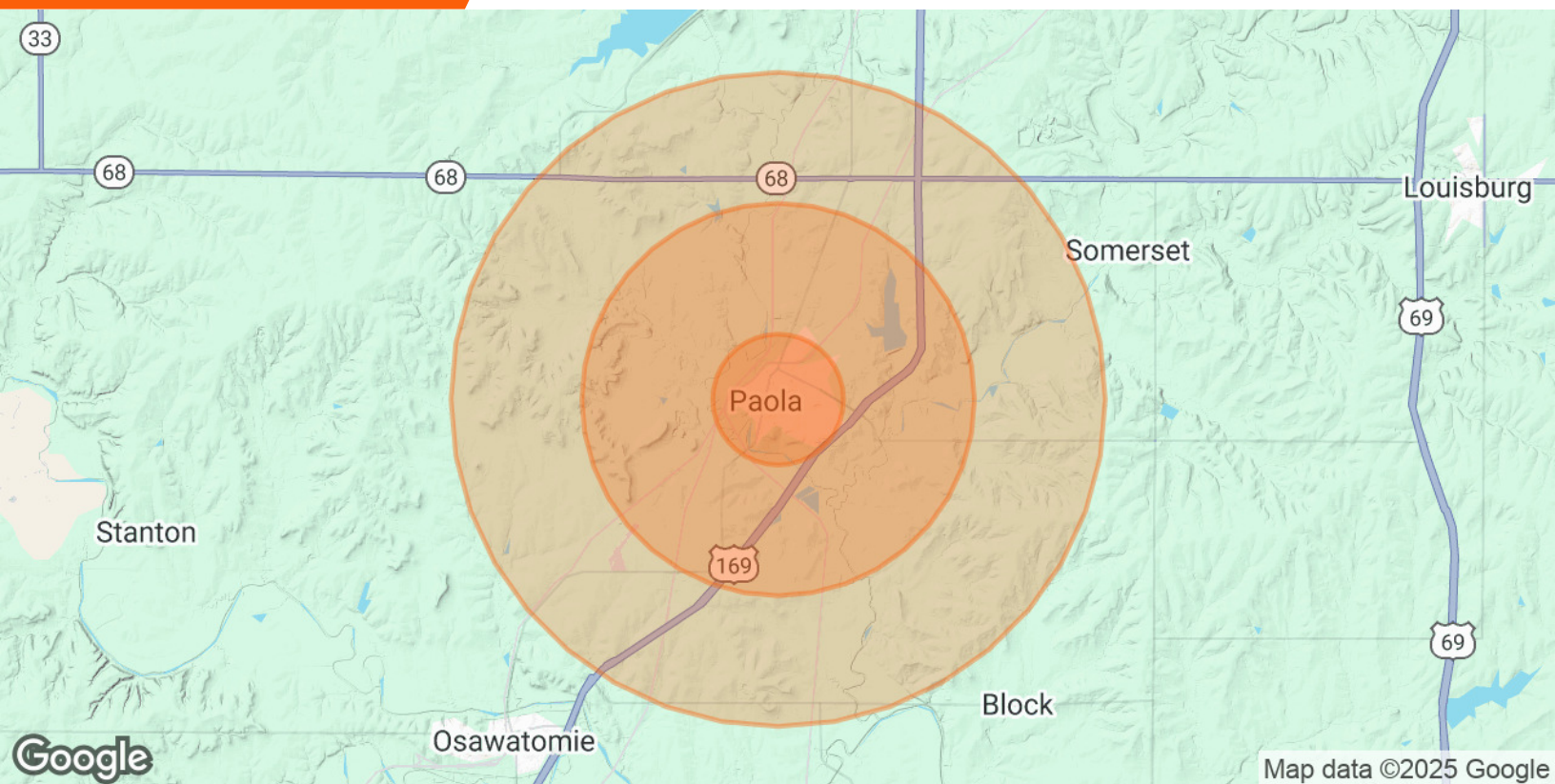


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OFFICE BUILDING
FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,925	7,099	8,815
Average Age	41	42	43
Average Age (Male)	39	41	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,002	2,929	3,611
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$101,528	\$112,433	\$115,311
Average House Value	\$268,372	\$293,929	\$307,523

Demographics data derived from AlphaMap

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