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ONLINE AUCTION

-- OVERBROOK COMMERCIAL BUILDING --
205 Maple Street, Overbrook (Osage County), Kansas 66524



LIVESTREAM
ONLINE AUCTION DATE:
Wednesday,
April 8 at 2 pm

REGISTRATION & ONLINE
BIDDING AT:
gavelroads.com

PROPERTY OPEN HOUSES:
3/28, 11AM -1PM
4/2, 5PM -7PM
Additional Showings
Available by Appointment



Description: This commercial property at 205 Maple St, just off U.S. Highway 56 on Overbrook's main roadway, offers investors or owners a versatile 9,600 sq. ft. building. Previously a grocery store and full-service restaurant, it features ~4,100 sq. ft. restaurant/main area, 2,000 sq. ft. insulated storage (stuffed for bath, with two commercial refrigerated cases), and four new office/apartment flex units on the south end. The flex units boast updated finishes for residential or office use: three 2-room/1-bath, one 1-room/1-bath, each with kitchen and laundry hookups. Southwest units could be combined into a 4-room/2-bath unit; southeast into 3-room/2-bath unit, for flexible leasing. The units are currently leased month-to-month (tenants interested in longer terms); restaurant/storage vacant for immediate use. Property class: Commercial Industrial (C). Recent upgrades include LVP flooring, HVAC, new bar with cooler/sink, 2-hour firewall/sound barrier between flex spaces and restaurant, updated walk-in cooler, extensive plumbing. Fully equipped kitchen: gas range/oven, deep fryer, griddle, prep stations, warming station, dishwasher, walk-in cooler, two freezers, cookware/utensils. All equipment is in unknown operating condition. Dining: 14 booths, 10 tables/chairs, hostess stand (Mexican decor).

Location: 205 Maple Street, Overbrook, KS 66524

Directions: From Lawrence - From the intersection of K10 & 59 Hwy, go south 12 miles to 56 Hwy west. Go west on 56 Hwy 16 miles to Maple Street in Overbrook and turn left, or south. Go 0.4 miles south and property will be on the west side of the road.

From Topeka - From the intersection of SW Topeka Blvd & 75 Hwy, go south on 75 Hwy 9 miles to 56 Hwy. Go east on 56 Hwy 6 miles to Maple street in Overbrook. Go south 0.4 miles and property is on the west side of the road.

Possession: At time of funding

Taxes: (2025) \$10,353.20 - Taxes will be prorated to closing date

Legal Description: The East 65 feet of the South 10 feet of Lot 9 AND the East 65 feet of Lots 11, 13 and 15 AND all of Lots 17, 19, 21 and 23, Block 11, in the Original Town of Overbrook according to the recorded Plat thereof, in Osage County, Kansas.

TERMS: 10% non-refundable earnest money is required and shall be paid the day of the auction, with the balance due at closing within 30 days of the auction's end (on or before May 8, 2026). The property is selling in "as is" condition and is accepted by the Buyer without any contingencies or expressed / implied warranties. Buyers are strongly encouraged to conduct all due diligence and contact the City of Overbrook with zoning or use inquiries prior to bidding. Financing must be in place and terms of the contract must be agreed upon before buyer can register for the auction. Acceptable forms of payment are cash or conventional loan. There is no buyer premium. Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. HECK is agent of the seller. Gavel Roads is providing auction services and is acting as a transaction broker.



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SCAN BELOW
FOR MORE INFORMATION



AUCTION SERVICES PROVIDED BY



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