

DOWNTOWN GARDNER RETAIL PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- **7,219 SF For Sale with additional 2,520 SF outbuilding and parking**
- Land covers 0.37 Acres
- Warehouse/flex space behind the building with additional parking
- Located along Main Street/US-56 in Downtown Destination with 15,000 Cars Daily
- Currently occupied and owned by Bruce Furniture and Carpet - Single Tenancy
- Selling Price: \$1,200,000

SALE CONTACT

ERIN JOHNSTON
P (816) 701-5028
ejohnston@copaken-brooks.com

UNIQUE FIND WITH ENDLESS POSSIBILITIES

The building has great frontage along Main Street (139 Main Street) with a side entrance on S Elm Street (104 S Elm Street). The total square footage of the main building is 7,219 SF. The main building could be split up into two to three rentable spaces.

Additionally, the property's site plan shows an outbuilding 2,520 SF with parking spaces along Park Street (136 E Park Street). This could remain for storage or be condemned for additional parking.

- Built in 1917
- Single Tenant since developed
- Open floorplan with tall ceilings
- Private Offices or Storage
- Mezzanine with office space and extra storage
- Vintage Tin Ceiling Tile
- Double door front entry
- Great for restaurant, retail, brewery, bakery



GARDNER, KANSAS

Located in the southwest corner of Johnson County, Kansas, Gardner is in one of the most flourishing counties in the nation. Gardner, while known as a small town, has become the third fastest growing city in Kansas for its natural amenities and endless possibilities. It has doubled its size in just a mere decade.

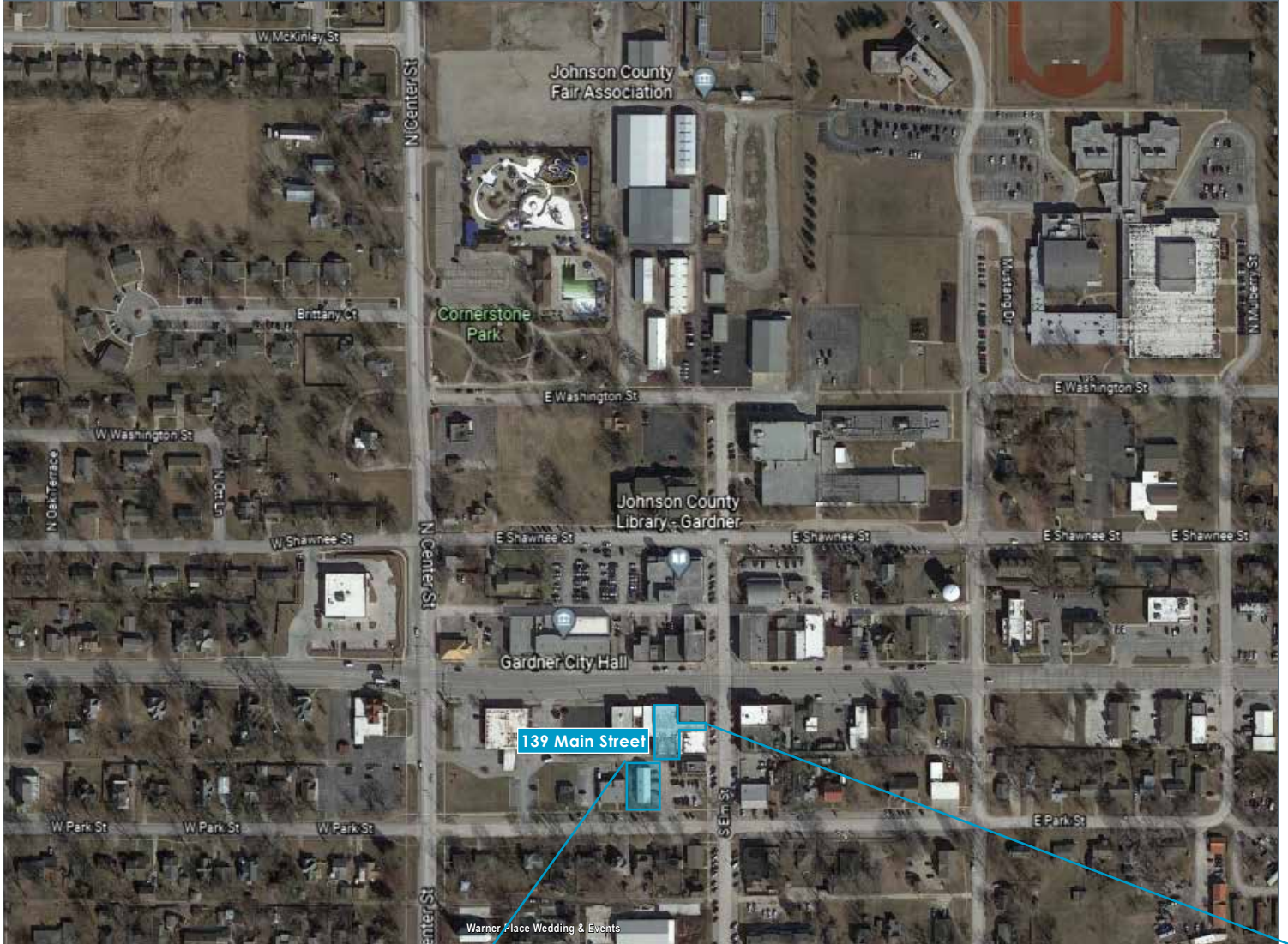
Gardner is a suburb just 30 minutes southwest of downtown Kansas City and just minutes away from other major Johnson County cities. With access to air, land, and rail transport, Gardner has become a leader in commerce and industry.

Gardner's historic downtown has a thriving Main Street with unique, locally owned shops and restaurants. Warren Place, a new \$6 Million wedding and event venue, recently opened a block from the property. City Hall is also less than a block away.



SOURCE: GARDNERKANSAS.GOV







STOREFRONT RETAIL PROPERTY FOR SALE



SALE CONTACT

ERIN JOHNSTON

P (816) 701-5028

ejohnston@copaken-brooks.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.