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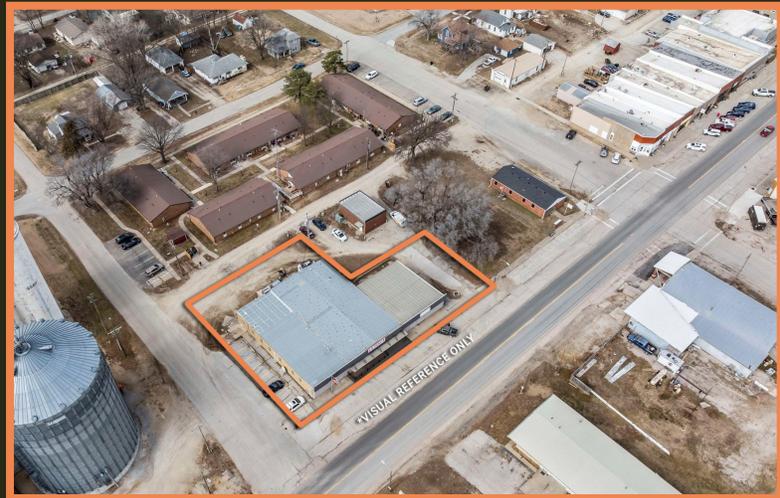
# ONLINE AUCTION

**-- 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](http://gavelroads.com)**

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



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**Brian Pine, Broker**  
785-423-1220 | [brian@heckrealestate.com](mailto:brian@heckrealestate.com)

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AUCTION SERVICES PROVIDED BY



**Tyler Francis, Auctioneer**  
316-734-7342 | [tyler@gavelroads.com](mailto:tyler@gavelroads.com)

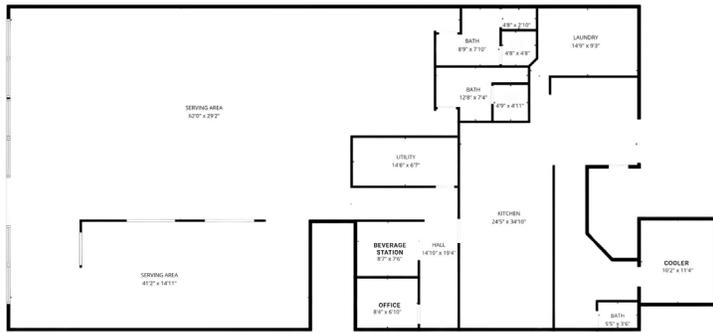


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# 205 MAPLE STREET OVERBROOK, KS



RESTAURANT FLOORPLAN



ALL MEASUREMENTS PROVIDED ARE APPROXIMATE AND FOR GUIDANCE ONLY.



This commercial property at 205 Maple St, just off U.S. Highway 56 on Overbrook's main roadway, offers investors or owner-users 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 (stubbed 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).

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# 205 MAPLE STREET OVERBROOK, KS



Storage Space



Flex Units



**Location: 205 Maple Street, Overbrook, KS 66524**

**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.

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