



Thom Knowles
 816-589-1957
 Director of Commercial Services
 ThomK@KansasCityHomes.com

Property Client Full

108 E Poplar Street, Olathe, KS 66061

MLS#: **2557653** Status: **Active**

County: **Johnson, KS**

L Price: **\$450,000**

Commercial

Area: **330 - N=I-435;S=135th;E=Pflumm;W=Moonlight Rd**



Type: **Office**
 Use: **Child Care, Medical Service, Office**
 Tot SF: **2,500** # Stories: **3** Zone: **CP-O**
 Min SF: Max SF: Brk ID: **KCH 01**
 Lsz: **11,939 - Square Feet** Agt ID: **KOLICHMI**
 Name:
 L/S: **Sale**
 Age: **101 Years/More** Yr Blt: **1900**
 Legal: **108 E Poplar OLATHE LT 14 & LT 15 EX W 25.5' BLK 30 OLC 602**

General Information

Leased: **No** Curr Lse: Grs Inc: Flood: Cap Rt:
 Op Exp: Net Inc:
 Road: **City Street** Occupy: **Other**
 Parking: **15 Common Park Lot, On Street, Parking Lot, Paved Area** Location: **Business District, Residential District**
 Utilities: **220v Service** City Limits: Streets: **Public Maint**
 Interior: **Living Quarters, Private Restroom, Public Restroom**
 Exterior:
 Security:
 Accessibility: **Accessible Bathroom, Accessible Entrance**
 Maint Pr:
 Ceiling Height:

Remarks & Directions

Located just a block from the Johnson County Courthouse, this unique live-work property offers the perfect setup for entrepreneurs, small business owners, or professionals looking to own their space and live on-site. Whether you're a legal professional, wellness provider, boutique retailer, or creative business, this property delivers unmatched convenience, visibility, and flexibility. The main level is configured for commercial use, featuring a welcoming storefront or office entry, display windows, and adaptable interior layout — ready for retail, office, or client-facing operations. Above (or behind, depending on layout), a private residential unit offers spacious, comfortable living with a separate entrance — ideal for a live-in owner or additional rental income. Property Highlights: • Prime courthouse district location — walkable to civic buildings, restaurants & retail • Street-facing commercial space with signage opportunities and foot traffic • Zoned for mixed-use/live-work occupancy • Updated interior finishes, move-in ready or easily customizable • Off-street parking and/or rear access for added convenience • Flexible floorplan that supports both personal and professional lifestyles Whether you're looking to streamline your work-life balance or invest in a strategically located space for your business, this property delivers the perfect blend of functionality and long-term value. Work downstairs, live upstairs — and own it all. For a "Package deal for 104 and 108 E Poplar see MLS# 2552449.

Directions: From the I-35 & Santa Fe Street exit go West to Chestnut Street in downtown Olathe, Ks or from the 7 Highway & Santa Fe Street intersection go East to Chestnut Street in downtown Olathe, Ks. Turn North on Chestnut Street and go one block to Poplar Street. Go West on Poplar Street to 108 and 104 E. Poplar. The two homes will be on your right and directly across the street from the new Johnson County Courthouse. There is alley-way access from both Chestnut Street and Cherry Street to paved, off-street parking behind the 108 property. This parking is private and is included with this property package.

Business Information

| | | | | | | | |
|------------|-------------------|---------|-----------------|---------|---------------|-----------|-------------------------------|
| Net Ch: | <u>Industrial</u> | X Stop: | <u>Office</u> | Net Ch: | <u>Retail</u> | Business: | <u>Business Opp</u> |
| Ofc SF: | 2,500 | Bs Yr: | | Allow: | | | Child Care, Profession |
| Whs SF: | | U-R: | Rentable | | | Includes: | Service |
| Clr Ht: | 9 | Allow: | | | | # Empl: | Real Estate |
| #Drv In: | 0 | | | | | Open: | |
| #Dock: | 0 | | | | | | |
| Dock Type: | | | | | | | |
| Dr Ht: | | | | | | | |
| Rail: | | | | | | | |
| Allow: | | | | | | | |

Financial Information

Will Sell: **Cash, Conventional, Other**

Tax: **\$7,343** Spc Tax: **\$0**

HOA: **/**

Total Tax: **\$7,343**

Tax Comm:

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Meeting room



kitchen



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