

For Sale | 6801 Hedge Lane Terrace, Shawnee, KS 66226

Used Car Lot for Sale | Hard Corner of K-7 & Shawnee Mission Parkway



\$3,650,000



**15,000 SF Building: Showroom ~7,020 SF + Maintenance Area ~7,980 SF
Building Has 360° Drive-Around Access**

**Multiple Drive-In Doors | Showroom 12' Clear & 11.5' Ceiling Height
Secure Front Gate Into 135 Vehicle Parking Lot - Refinished Spring 2020**

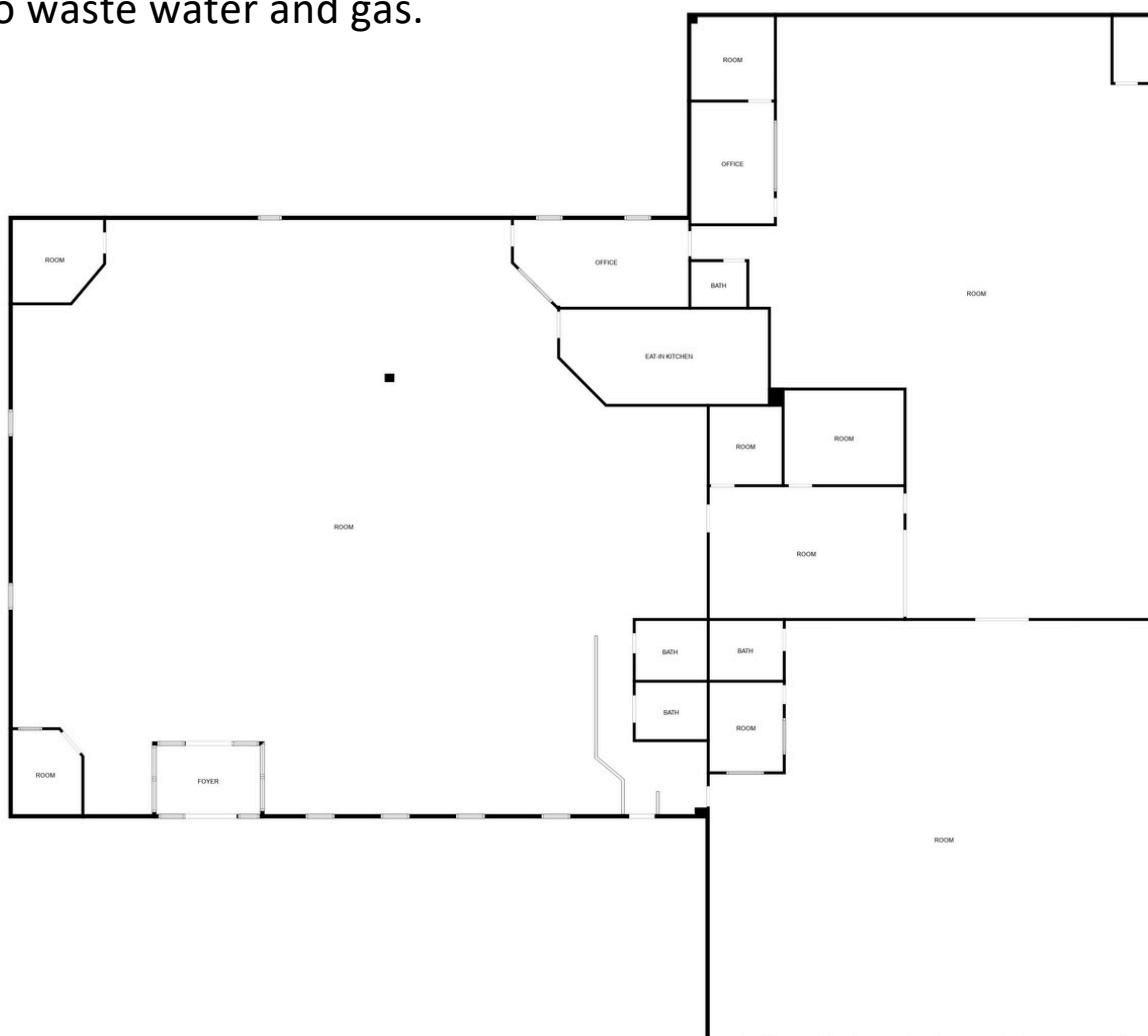


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- Multiple Drive-In Doors:
 - (2) 7' x 13' Drive-Ins Into Maintenance Garage
 - (1) Additional External Drive-In
 - (1) 7' Drive-In from Maintenance Garage to Showroom
- Originally Constructed & Occupied by Harley Davidson
- 4 Total Restrooms: (2) in Showroom (2) in Maintenance Garage
- A/C & Heat Throughout Building
- Power: 208 3-Phase; 400 amp
- 2.45 Acres Total | Existing Easement for Cell Tower Maintenance
- Zoning: Commercial Highway
- The property was built in 1996 when there was no sewer, water or gas. The building now uses City water, propane for heat, and septic. New owner could tap into waste water and gas.



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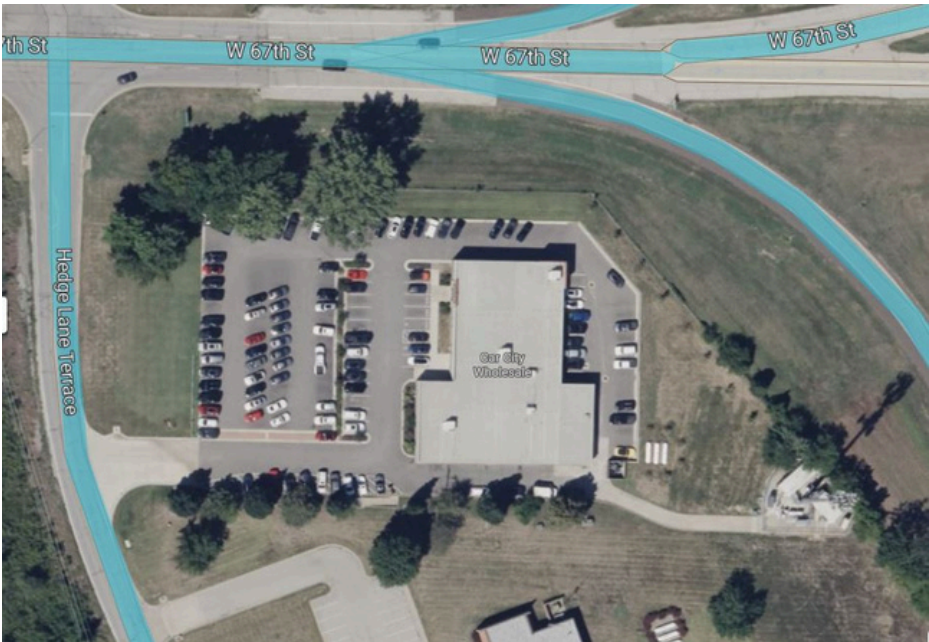
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**Excellent Retail Location in
between the Plaza & Westport**

I-435	~ 3.9 Miles
K-10	~ 5 Miles
I-35	~ 9 Miles
I-70	5 Miles



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