

INVESTMENT OPPORTUNITY

7885 West 79th Street • Overland Park, KS

Income-Producing Duplex | Built 1979 | 2,724 SF

Property Overview

A rare opportunity to acquire a well-established duplex in the heart of Overland Park, Kansas — one of the Kansas City metro's most sought-after suburban markets. This 2,724 SF income-producing property offers two distinct rental units with complementary configurations, making it ideal for owner-occupants, value-add investors, or long-term buy-and-hold strategies.

Unit Summary

Unit A — Primary Unit (Main/Upper)

- 4 bedrooms / 3 bathrooms
- Finished basement with 2 additional non-conforming bedrooms — ideal for home office, gym, or flex space
- Spacious layout with strong rental appeal for families or larger households
- Significant square footage advantage over comparable units in the submarket

Unit B — Secondary Unit

- 2 bedrooms / 2 bathrooms
 - Self-contained unit with separate entrance
 - Value-add potential: unit has not been updated, offering an investor the opportunity to renovate and capture market-rate rents
 - Ideal for a house-hacking strategy — live in Unit A while Unit B offsets your mortgage
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Market Highlights — Overland Park, KS

- Consistently ranked among the best places to live in the United States
 - Strong rental demand driven by proximity to corporate campuses, Johnson County Community College, and the KU Edwards Campus
 - Average 2-bedroom rents in the Overland Park submarket approximately \$1,650/month with solid year-over-year growth
 - Low vacancy rates and a landlord-friendly regulatory environment
 - Convenient access to US-69 and I-435 corridors, retail along W 79th Street, and AdventHealth Shawnee Mission (2.4 miles)
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Investment Highlights

- Dual-income stream with two separately rentable units
 - Immediate upside: Unit B is un-updated, presenting a clear value-add renovation play to push rents to market
 - Finished basement in Unit A adds livable square footage not reflected in base unit counts
 - Established property in a stable, high-demand Overland Park zip code (66204)
 - Ideal for first-time investors, seasoned landlords, or owner-occupants looking to reduce housing costs
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Property Details

Property Type: Residential Duplex — 2 Units

Year Built: 1979

Total Building Size: 2,724 SF

County: Johnson County, KS

School District: Shawnee Mission Public Schools

Zoning: Residential Multi-Family

Contact for More Information

For financial details, rent rolls, showing requests, or additional due diligence materials, please contact the listing broker. This property is offered on an as-is basis and is subject to prior sale.

Disclaimer: Non-conforming bedrooms in the basement of Unit A do not meet current egress requirements and should not be represented as conforming bedrooms in any lease or sale agreement. Buyers are advised to conduct independent due diligence.