

2323 S. Walker
Avenue
Oklahoma City, OK
73108

Fleet Maintenance Facility
For Sale

12,243 SF on 1.37 Acres MOL

Sales Price: \$1,100,000

Cap Rate: 8.53%



HAVE QUESTIONS?
405.840.0600
NAISULLIVANGROUP.COM

NAI Sullivan Group

Bob Sullivan, CCIM
405.641.9798
BOB@NAISULLIVANGROUP.COM



- This Automotive Multi-Bay Warehouse is Currently Occupied with a Company doing Automotive Restoration. NOI is Currently \$84,000.00 and being Sold at an 8.53% Cap Rate
- Ample Power 400 Amp/120-240 Volt/3 Phase
- Newly Paved Parking Area
- Covered Wash Bay
- 14 Grade Level Doors Including 6 Pull Through Bays
- 12' Clear Ceiling Height
- Fenced Yard
- Near the Wheeler District & Scissortail Park
- Great Walker Location in Capitol Hill
- Just South of the CBD and OKC Park
- Close Proximity to Downtown OKC
- Easy Access to I-40 / I-35

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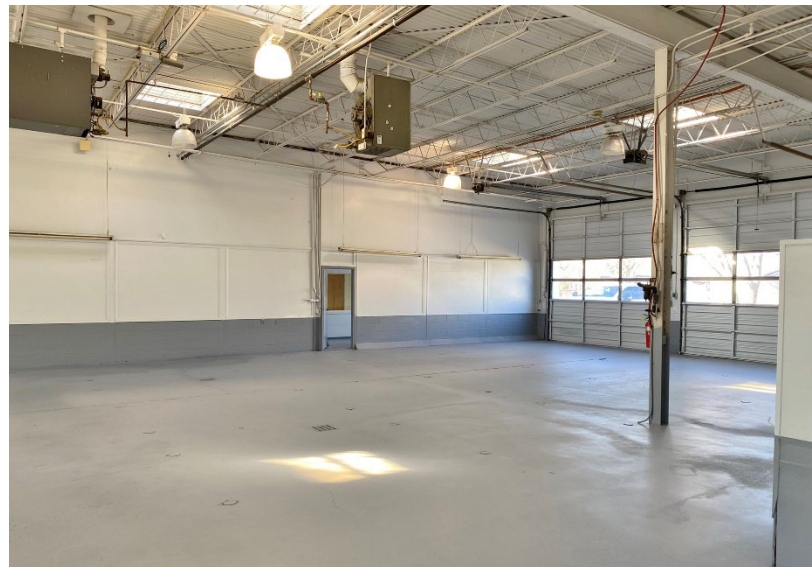
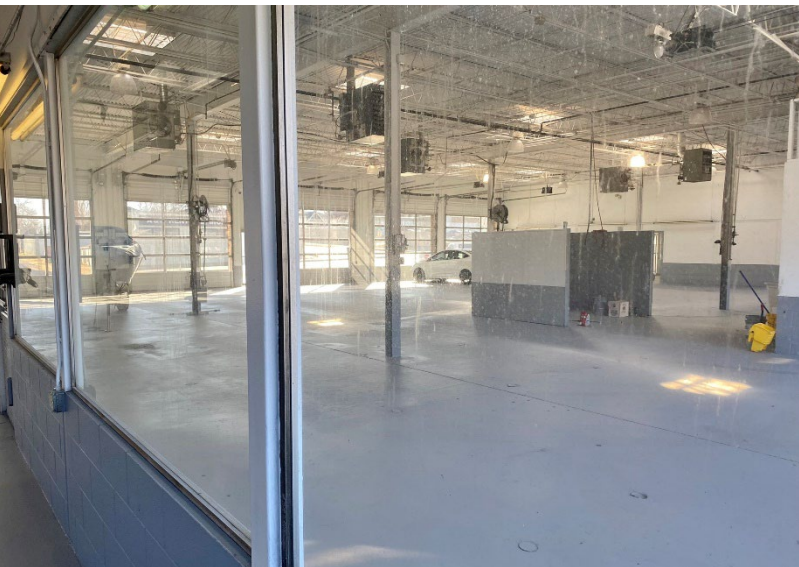
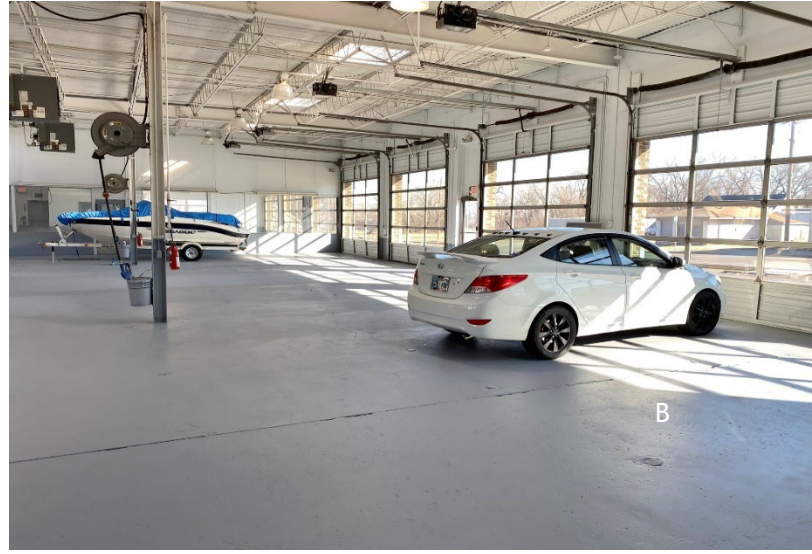
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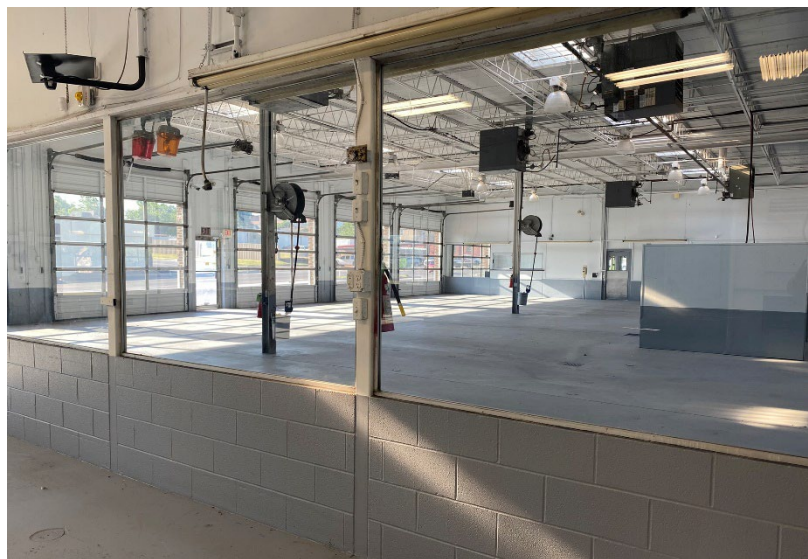
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	1 MILE	3 MILE	5 MILE
POPULATION	10,043	88,135	226,280
AVERAGE HOUSEHOLD INCOME	\$45,562	\$49,230	\$54,244
TOTAL HOUSEHOLDS	3,260	30,690	86,508

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