

2600 N. Broadway
Street
Moore, OK 73160

Investment Property
Industrial Building For Sale
3,000 SF on 2.57 Acres MOL
Sales Price: \$1,000,000
100% Occupied
Cap Rate: 8.53%



HAVE QUESTIONS?
405.840.0600
NAISULLIVANGROUP.COM

NAI Sullivan Group

Bob Sullivan, CCIM
405.641.9798
BOB@NAISULLIVANGROUP.COM

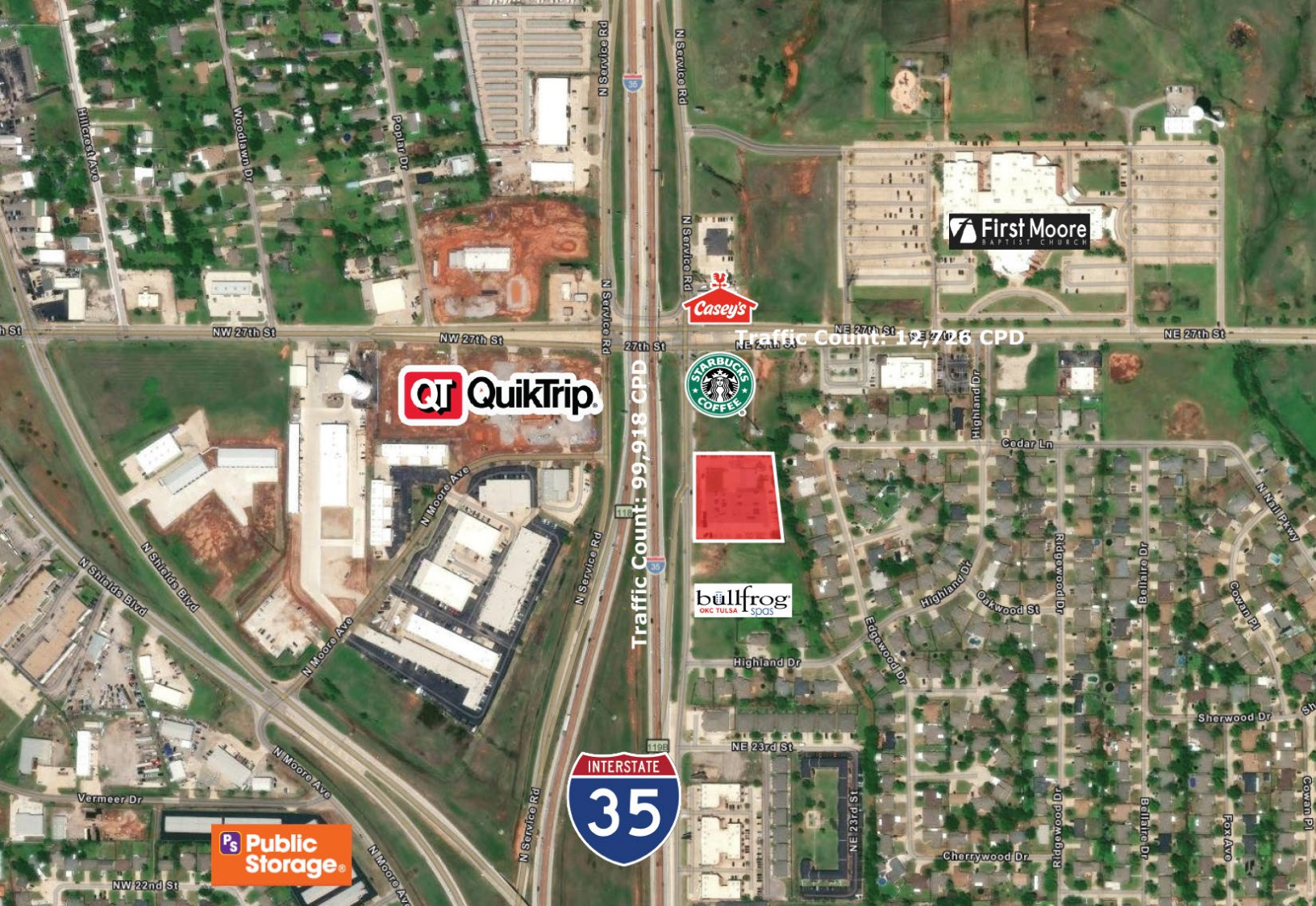


- This Metal Building with Interstate 35 Frontage, sits on 2.57 Acres and has been Leased to a National Trailer Sales Company for the Past 11 Years and their Current Lease Expires January 31, 2028. The Current NOI is \$85,320.00 and the Sales Price is \$1,000,000 which Yields a Cap Rate of 8.53%
- Fronts on Interstate 35 at the NW 27th Street Exit in Moore
- Other Tenants in the Area are Starbucks and Various Retailers
- 2 Grade Level Doors
- 14' Clear Ceiling Height
- 200 Amp Power

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	1 MILE	3 MILE	5 MILE
POPULATION	10,113	80,291	205,950
AVERAGE HOUSEHOLD INCOME	\$61,425	\$73,099	\$73,725
TOTAL HOUSEHOLDS	3,987	31,587	77,678

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