

RE-DEVELOPMENT OPPORTUNITY IN AUTOMOBILE ALLEY

Sales Price: \$3,250,000 (\$166/SF)



32 N. Broadway Circle

Oklahoma City, Oklahoma 73103

PROPERTY HIGHLIGHTS

- Available for Multi-Tenant Use (Office, Retail, Multi Family, etc.)
- Frontage facing N. Broadway Circle, In Between N. Broadway & N. Robinson
- Grade Doors: (1) 12' x 12', (1) 12' x 14', (1) 10' x 10' & (1) 12' x 14'

LOCATION HIGHLIGHTS

- In the Heart of Automobile Alley
- Less Than 2 Miles From Paycom Center, Scissortail Park, OU Health, St. Anthony Hospital, Myriad Botanical Gardens
- Public Transit in Close Proximity

TOTAL SF	19,631 SF on 1.28 Acres MOL
BUILT	1914
ZONED	DTD-1

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EXECUTIVE SUMMARY

Originally constructed in 1914 and updated over the years, this unique property off North Broadway in Automobile Alley is ideal for any redevelopment opportunity. This vacant space has the potential to be developed into a restaurant, speakeasy, office space, event center, local market, and the list goes on. The building's unique shape, rooftop accessibility, large interior space and the street parking available make it a perfect blank canvas for a multitude of uses. In addition to its interior and structural features, the walkability to restaurants, bars, and multifamily properties makes it particularly unique.

On the east side of the building, there is potential for additional square footage on the rooftop, perfect for additional event space or rooftop bar. There is ample street parking in close proximity to the building, including a paved lot on the east side. There is new development slated for the corner of 13th and North Broadway just North of this property, along with many restaurants, bars, and multi-family properties.



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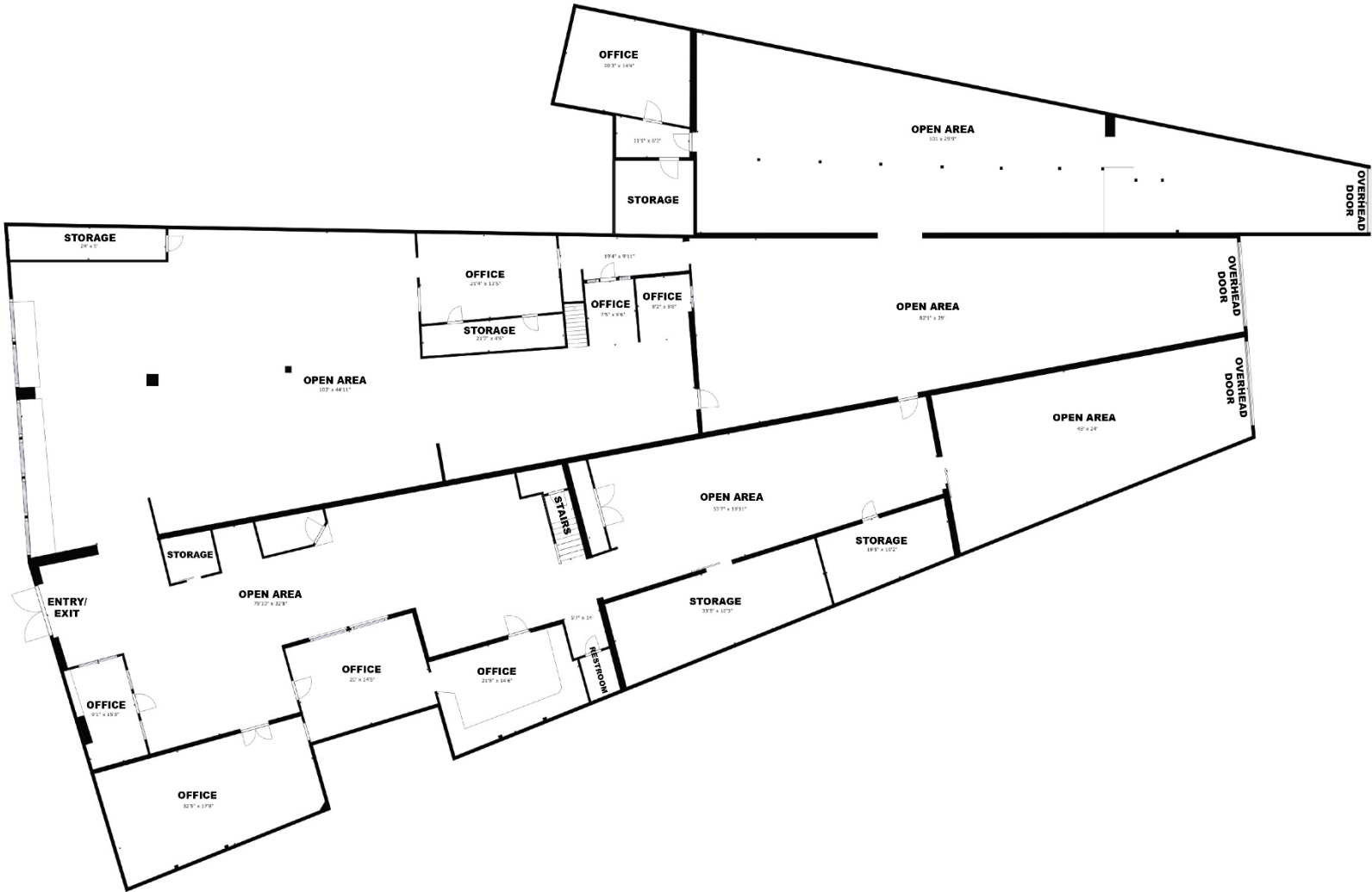
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1st Floor



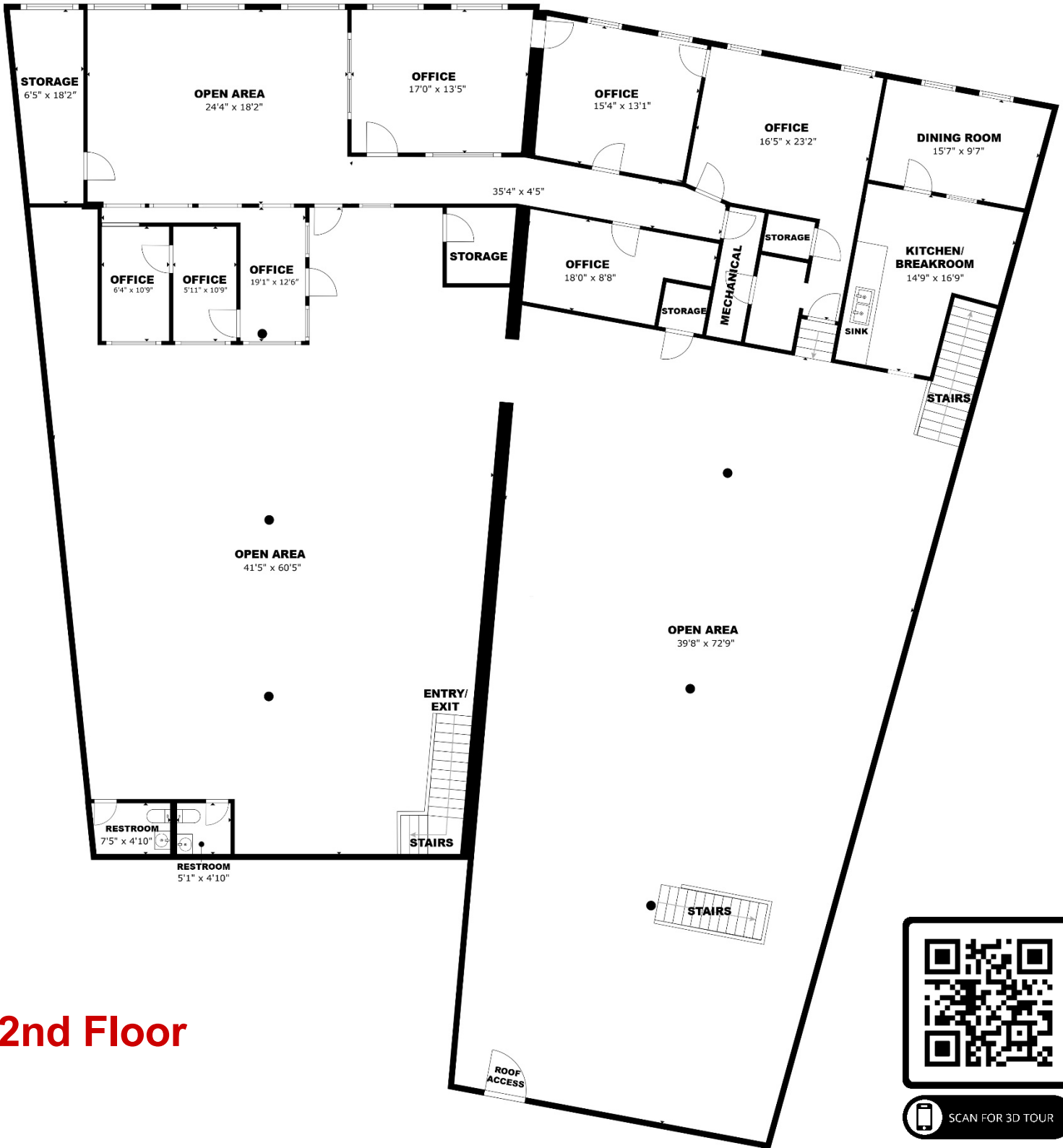
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2nd Floor



SCAN FOR 3D TOUR

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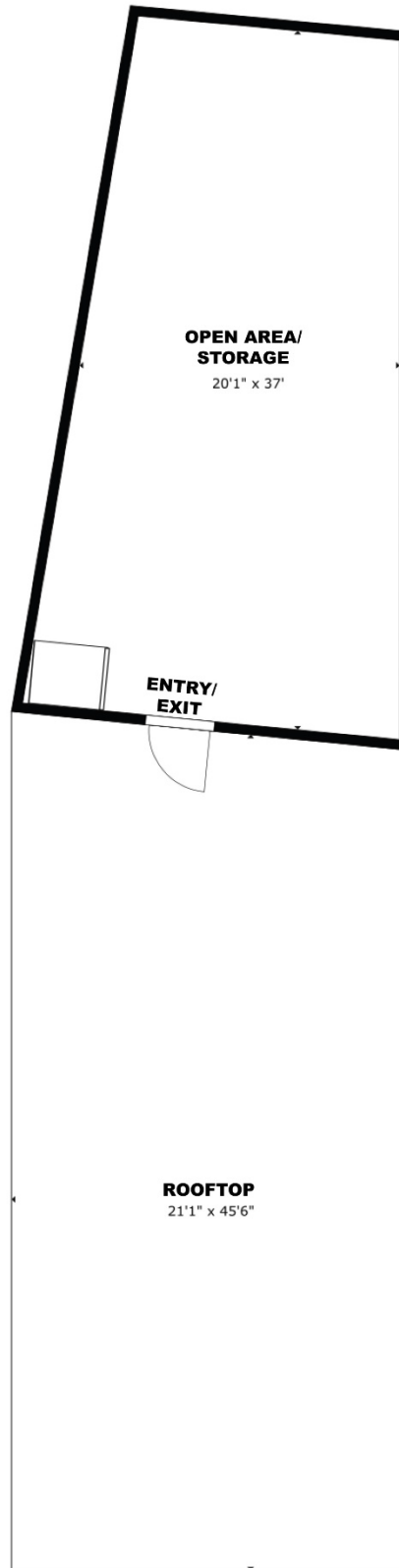
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Roof Space



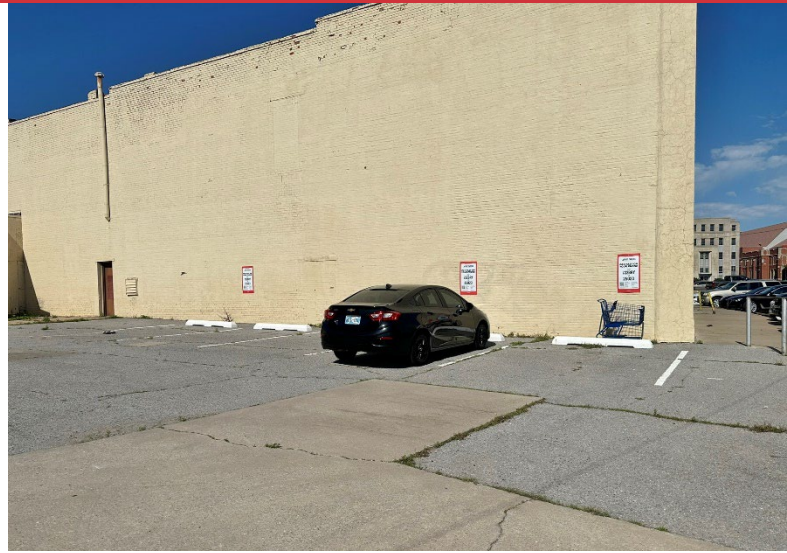
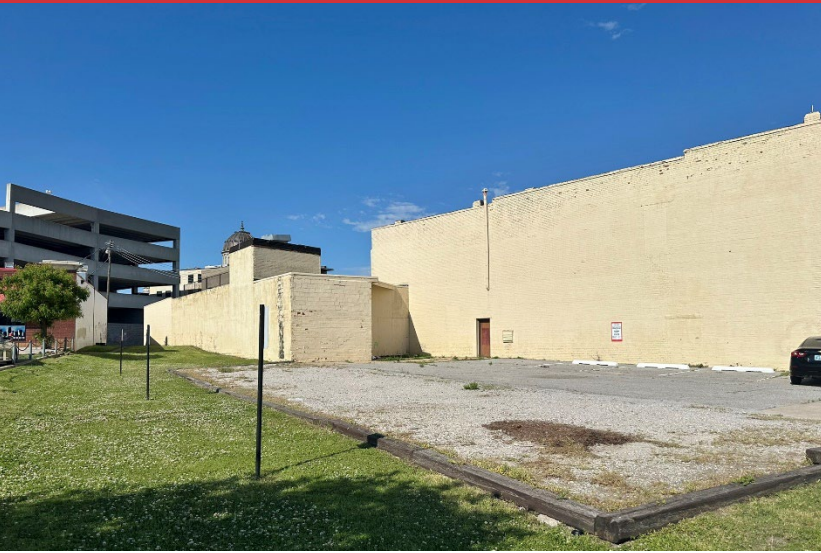
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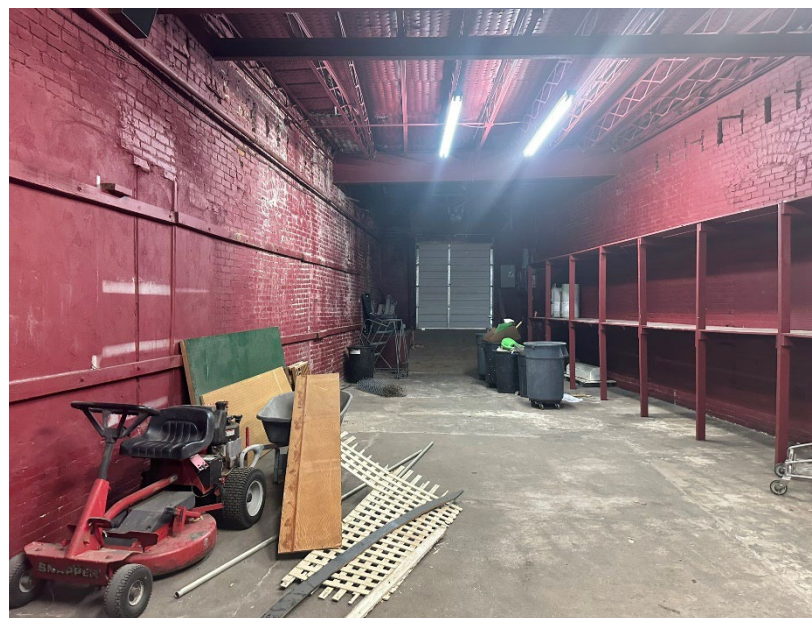
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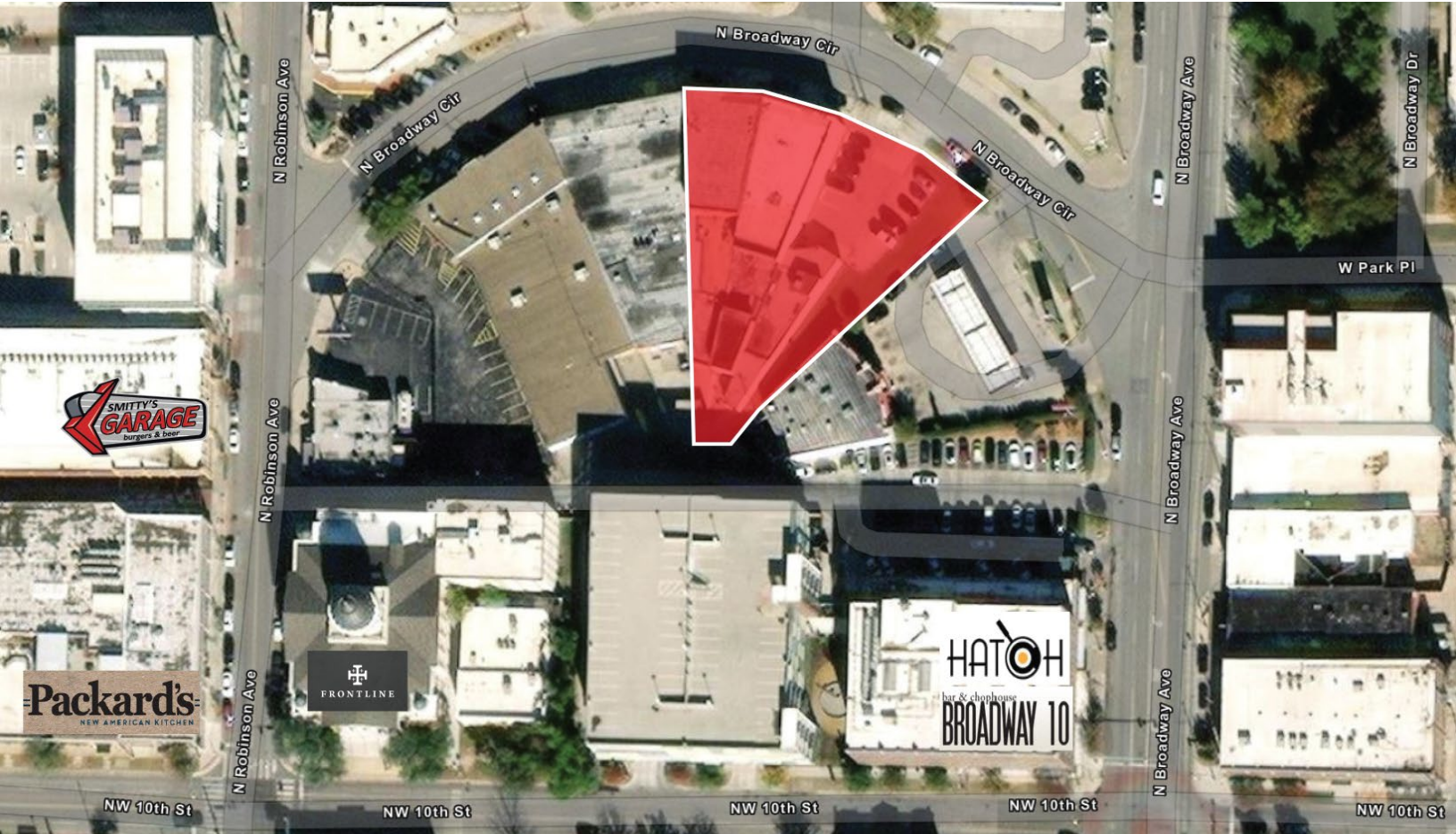
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Population	1 Mile: 12,752	3 Miles: 84,526	5 Miles: 205,609
Average Household Income	1 Mile: \$121,744	3 Miles: \$70,926	5 Miles: \$64,738
Total Households	1 Mile: 5,954	3 Miles: 35,128	5 Miles: 82,381

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