

601 W. Hefner Road  
Oklahoma City, OK  
73114

Investment Property  
Industrial Building For Sale  
7,200 SF on 0.84 Acres MOL  
Sales Price: \$700,000  
100% Occupied  
Cap Rate: 8.74%



HAVE QUESTIONS?  
405.840.0600  
NAISULLIVANGROUP.COM

**NAI** Sullivan Group

Bob Sullivan, CCIM  
405.641.9798  
BOB@NAISULLIVANGROUP.COM



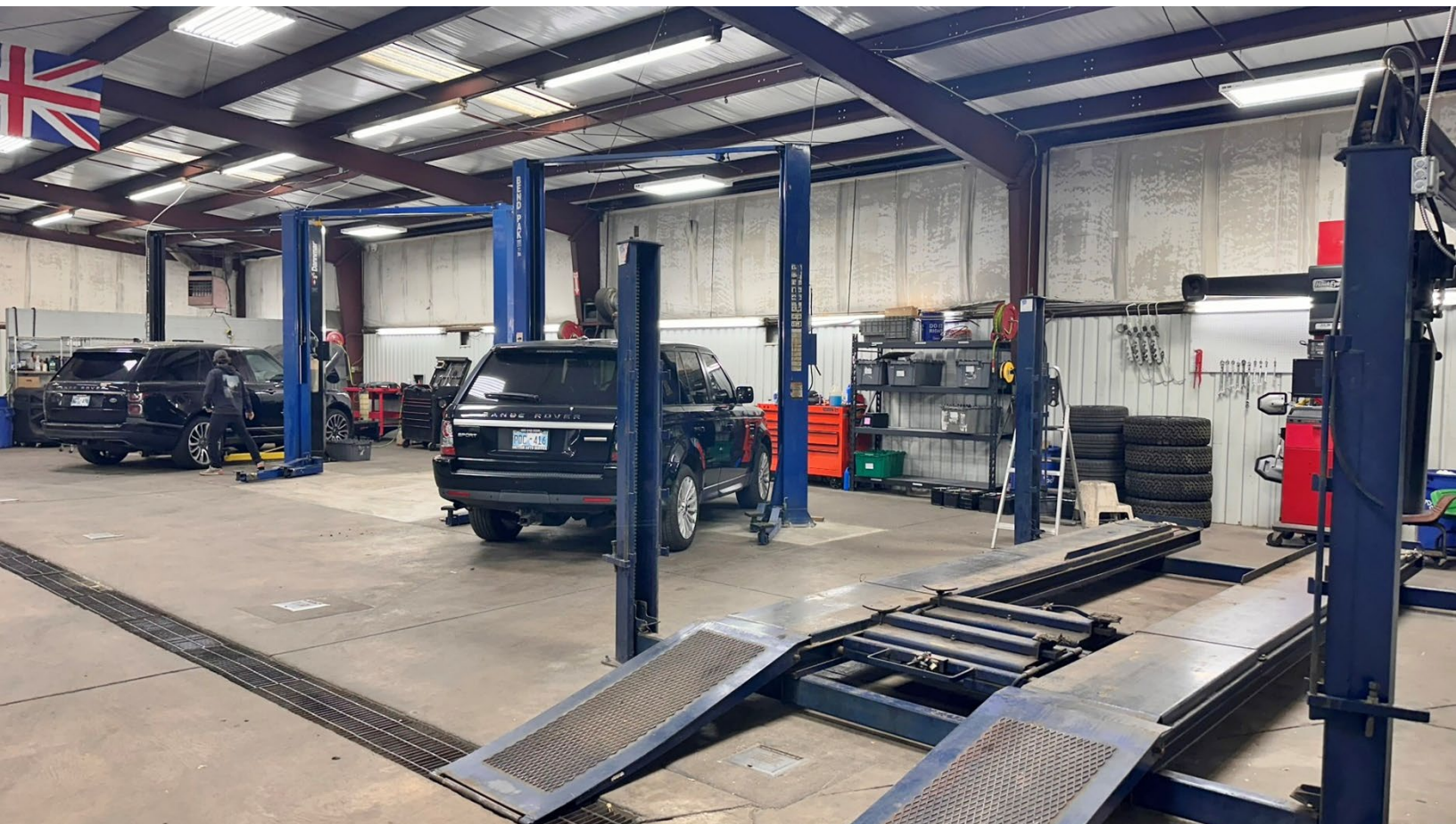
- This is a Great Investment Opportunity with a Solid Tenant and a Quality Property. Lease Runs Through 9/30/2027
- 100% Leased to Auto Mechanics Business
- \$61,200.00 Annual Income Plus NNN Annual Increases in Base Rent
- A+ Location with a Quality Tenant
- North OKC Location Just West of Broadway Extension
- Redeveloping Area 2 Miles South of Quail Springs Retail Area



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	1 MILE	3 MILE	5 MILE
POPULATION	9,758	61,471	156,915
AVERAGE HOUSEHOLD INCOME	\$47,923	\$75,616	\$87,462
TOTAL HOUSEHOLDS	3,989	28,106	69,844

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