

STORAGE FACILITY / OFFICE BUILDING-MOORE | NORMAN AREA

3737 SW 119TH ST, OKC, OK 73170



ROSHA WOOD

retail specialist
rwood@priceedwards.com
O: 405.239.1219 C: 405.902.8181

Sale Price
\$1,200,000

Lease Rate
\$25.00 SF/yr (Utilities included)



PROPERTY DESCRIPTION

Ideally positioned alongside a busy highway, these storage units offer unmatched visibility and accessibility for both commercial and residential clients. This property rarely has vacancies. Don't miss out on this great investment opportunity!

PROPERTY HIGHLIGHTS

- Ample parking
- HVAC
- High Traffic Exposure - Benefit from constant exposure to passing motorists, ensuring a steady flow of potential customers.
- Variety of Size Units - Providing climate controlled as well as outdoor units this property caters to a diverse range of storage needs.
- Ample Parking - Convenient parking spaces for easy loading and unloading of good.
- Proximity to Amenities - Close to retail centers, gas stations, restaurants, and other amenities for added convenience.
- NDA required for rent roll and financials

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$25.00 SF/yr (Utilities included)
Available SF:	286 - 294 SF
Lot Size:	0.51 Acres
Building Size:	4,092 SF

SPACES	LEASE RATE	SPACE SIZE	
Suite D	\$25.00 SF/yr	294 SF	Utilities Included
Suite F	\$25.00 SF/yr	286 SF	Utilities Included

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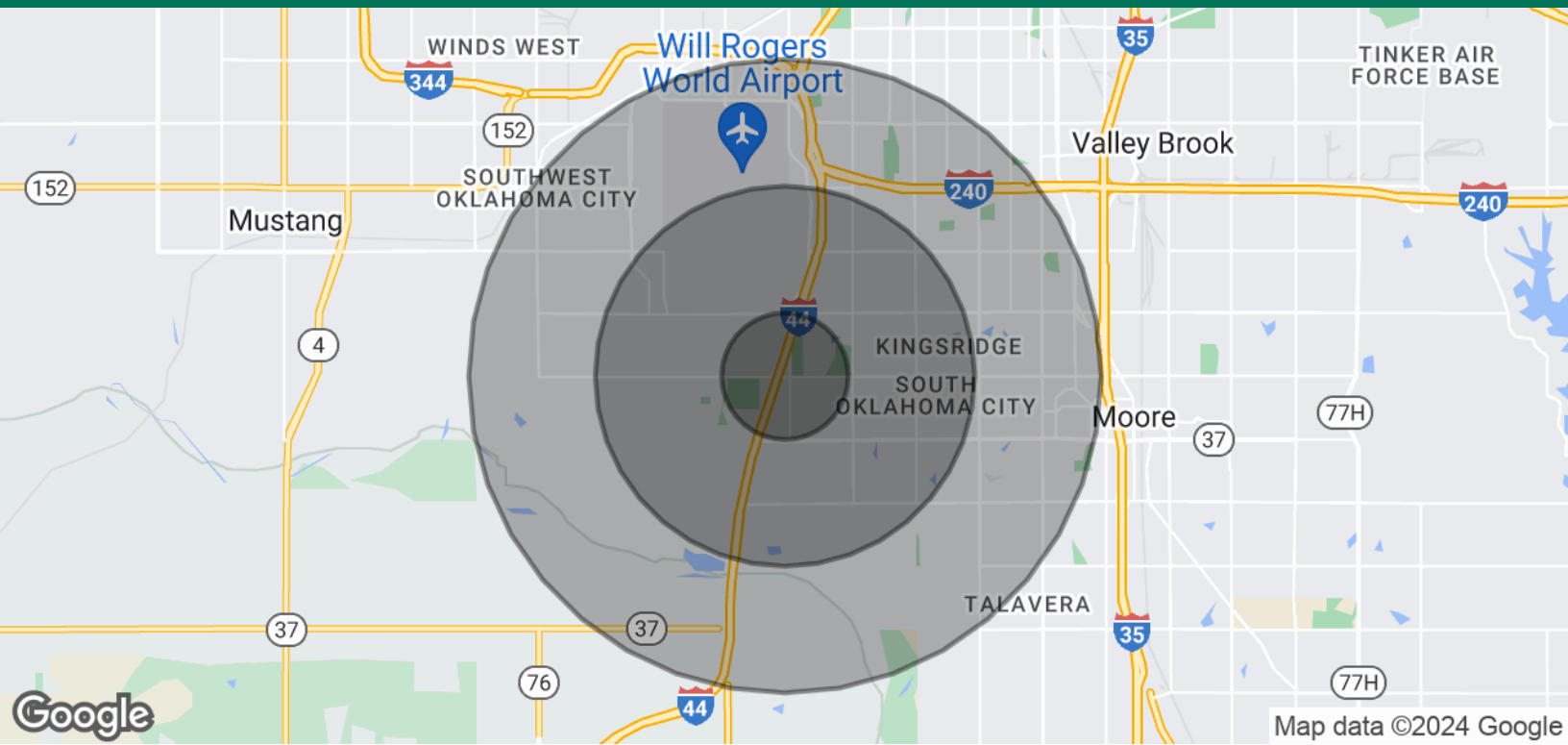
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,006	29,856	102,055
Average Age	44.8	38.2	35.2
Average Age (Male)	44.7	37.0	33.8
Average Age (Female)	45.1	39.8	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	703	11,064	39,382
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$125,370	\$83,929	\$63,244
Average House Value	\$259,005	\$206,213	\$139,198

2020 American Community Survey (ACS)

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