

STORAGE FACILITY-OFFICE BLDG-MOORE|NORMAN

3737 SW 119TH ST, OKC, OK 73170



**ROSHA WOOD**

retail specialist  
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O: 405.239.1219 C: 405.902.8181

**Sale Price**  
\$1,200,000

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## 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!

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,200,000
<b>Office Size:</b>	4,092 SF
<b>Mini Storage:</b>	6,858 SF
<b>Property Size:</b>	10,950 SF
<b>Lot Size:</b>	0.59 Acres
<b>Building Size:</b>	4,092 SF
<b>Zoning:</b>	1-2 Moderate Industrial

## PROPERTY HIGHLIGHTS

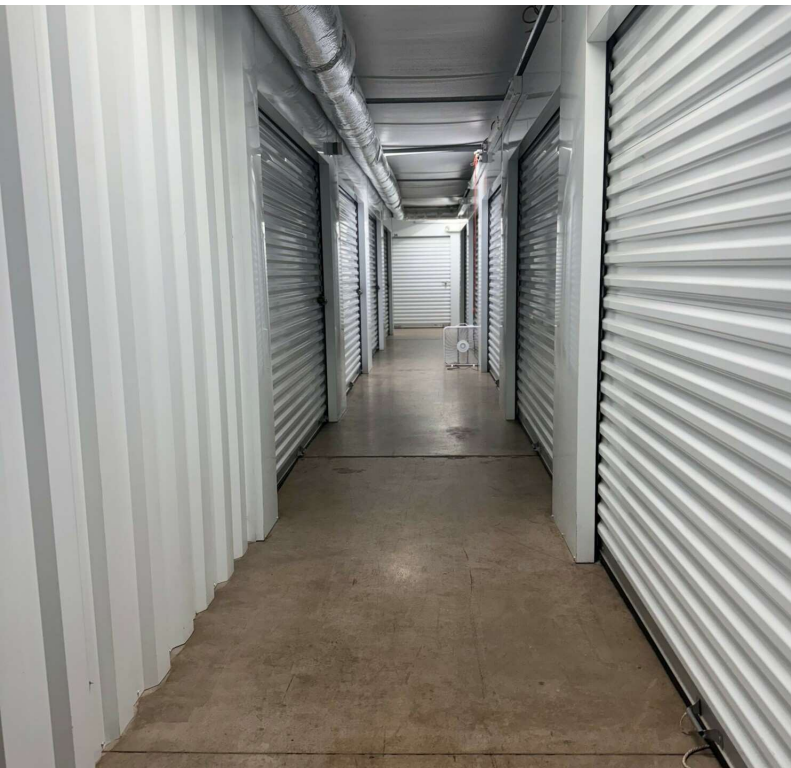
- High Traffic Exposure - Benefit from constant exposure to passing motorists, ensuring a steady flow of potential customers.
- Variety of Size Units - Providing climate controlled as well as outdoor units this property caters to a diverse range of storage needs.
- Ample Parking - Convenient parking 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

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STORAGE FACILITY \ OFFICE BUILDING - MOORE | NORMAN

3737 SW 119TH ST OKLAHOMA CITY, OK 73170



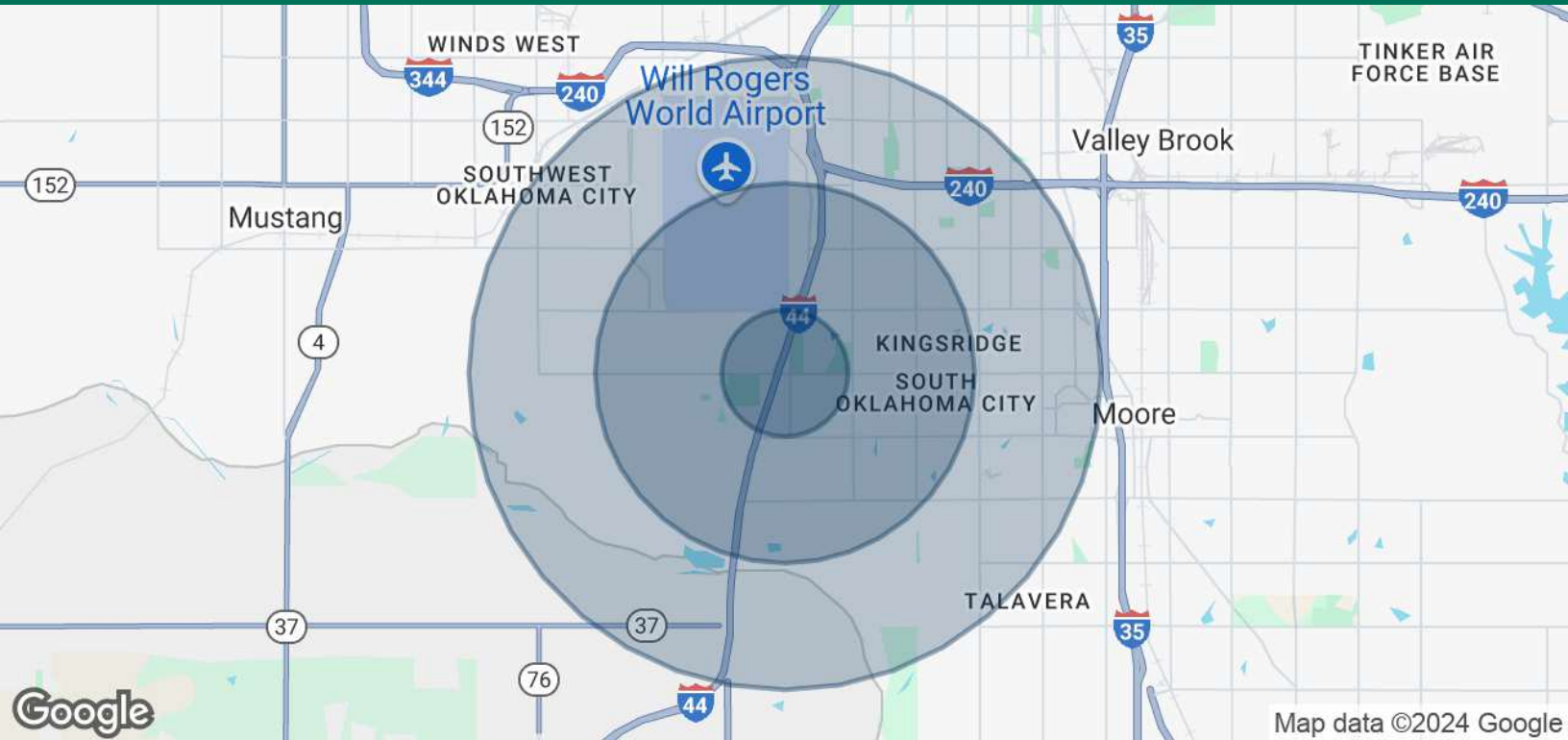
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,006	29,856	102,055
Average Age	44.8	38.2	35.2
Average Age (Male)	44.7	37.0	33.8
Average Age (Female)	45.1	39.8	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	703	11,064	39,382
# 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)

09272024

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