

Classen Office Building

4500 N. Classen, Oklahoma City, OK 73118



OFFERING SUMMARY

Sale Price:	\$980,000
Building Size:	8,500 SF
Available SF:	1,000 SF
Lot Size:	.3903 Acres
Price / SF:	\$115.29
Cap Rate:	4.75%
NOI:	\$46,586
Year Built:	1972
Zoning:	O-2 with a CBO overlay
Market:	North
Submarket:	Classen Boulevard

PROPERTY OVERVIEW

This is a classic 70's vintage office building with covered parking, available for purchase. Totally remodeled interiors, common halls, and ADA restrooms make this an ideal owner/occupant or investor income producer.

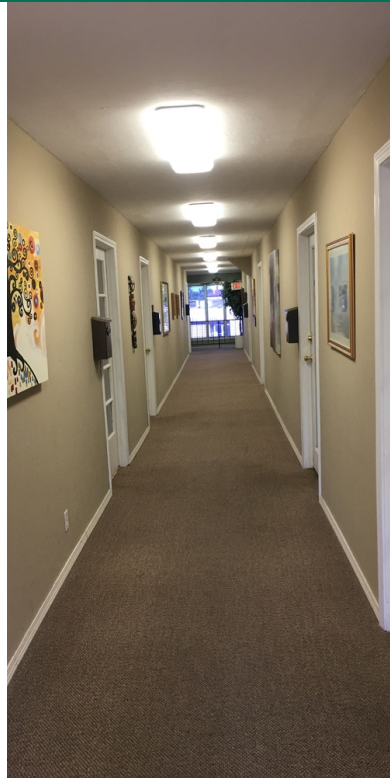
PROPERTY HIGHLIGHTS

- TPO insulated roof with radiant barrier
- Updated restrooms with granite, new fixtures, and floor tile
- New carpet in stairwells and common halls
- LED Lighting in common areas and multiple suites
- Freshly sealed and striped parking lot'
- Covered parking area with new drainage system and sump pump
- All exterior lighting including parking lots on an adjustable timer

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