

Executive Summary



Details

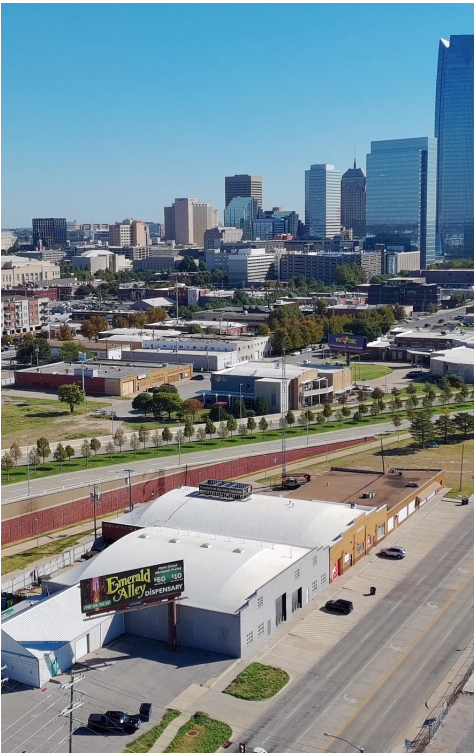
Sale Price:	\$2,000,000
Number of Units:	1
Lot Size:	0.32 Acres
Building Size:	10,500 SF
NOI:	\$161,937.00
Cap Rate:	8.1%
Renovated:	2020

Overview

1017 W Reno Avenue is a 10,500 SF industrial building on 0.32 acres just west of downtown Oklahoma City. The property is fully leased to a single tenant through June 30, 2027, producing \$214,200 in annual income and net operating income of \$161,937. The in-place lease gives a buyer immediate cash flow and a defined decision point in mid-2027. Investors can negotiate a renewal or re-tenant the building at market terms. Owner-users can collect income today and plan to occupy at expiration. The tenant is responsible for all maintenance under the lease, including roof, HVAC, and parking lot. Positioned on the Reno Avenue corridor, the property offers quick access to the central business district and the interstate system.

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Additional Photos



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Financial Summary

Investment Overview	
Price	\$2,000,000
Price per SF	\$190
Price per Unit	\$2,000,000
CAP Rate	8.10%
Operating Data	
Net Operating Income	\$161,937



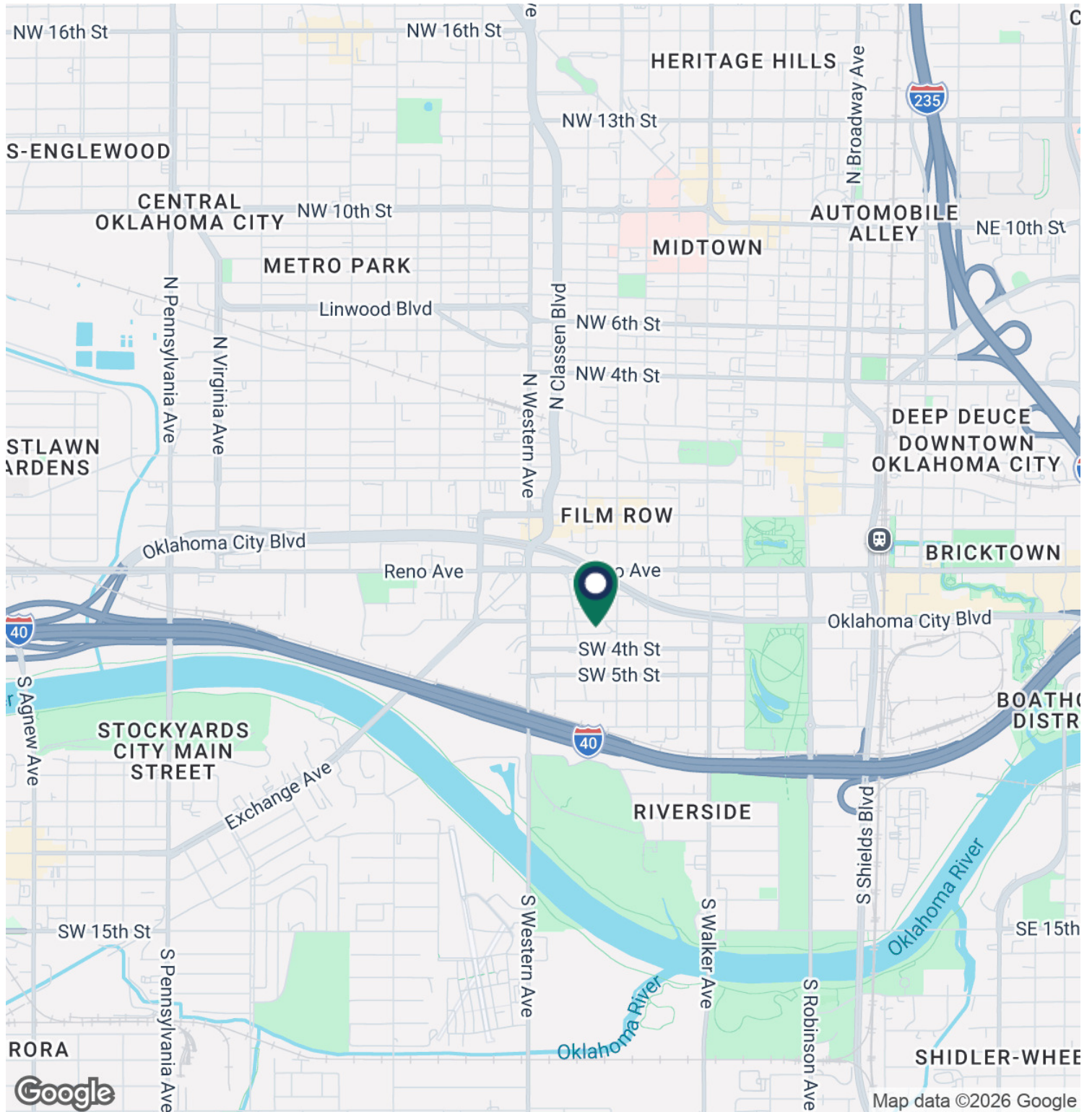
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Rent Roll

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
1	GC Sr.	10,500 SF	100%	\$18.11	\$190,200	07/01/25	06/30/27
Totals		10,500 SF	100%	\$18.11	\$190,200		
Averages		10,500 SF	100%	\$18.11	\$190,200		

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Location Map



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