

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$120,000
Building Size:	832 SF
Lot Size:	3,522 SF
Number of Units:	2
Price / SF:	\$144.23

PROPERTY OVERVIEW

Step into your next business opportunity with this prime office condo located just outside the prestigious Nichols Hills area. This recently updated unit at 6410 N Santa Fe, Ste C, offers a sleek and professional environment perfect for a variety of business needs.

Versatile Space: The layout is designed to accommodate a range of business functions, making it an ideal investment for owners or investors looking for a versatile commercial property.

Convenient Amenities: Benefit from proximity to essential services, dining options, and retail stores, enhancing the convenience for employees and clients alike.

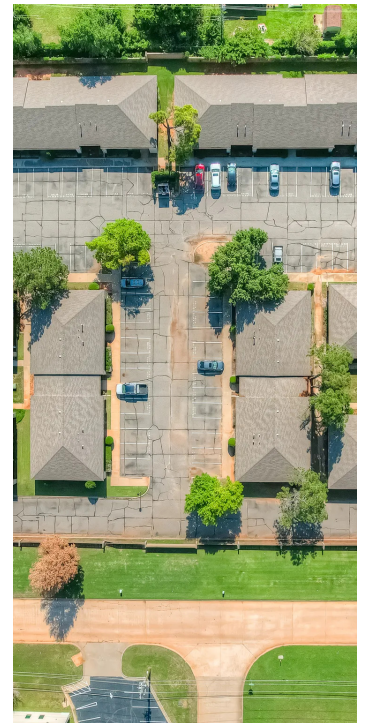
This office condo not only provides a turnkey solution for your business needs but also presents an excellent investment opportunity with a reliable tenant in place. Don't miss out on this chance to own a piece of prime commercial real estate in a sought-after location.

camden@creekcre.com
727.946.3333
CAMDEN NIGHTENGALE

6410 N SANTA FE AVE STE C
6410 N SANTA FE AVE STE C | OKLAHOMA CITY, OK 73116

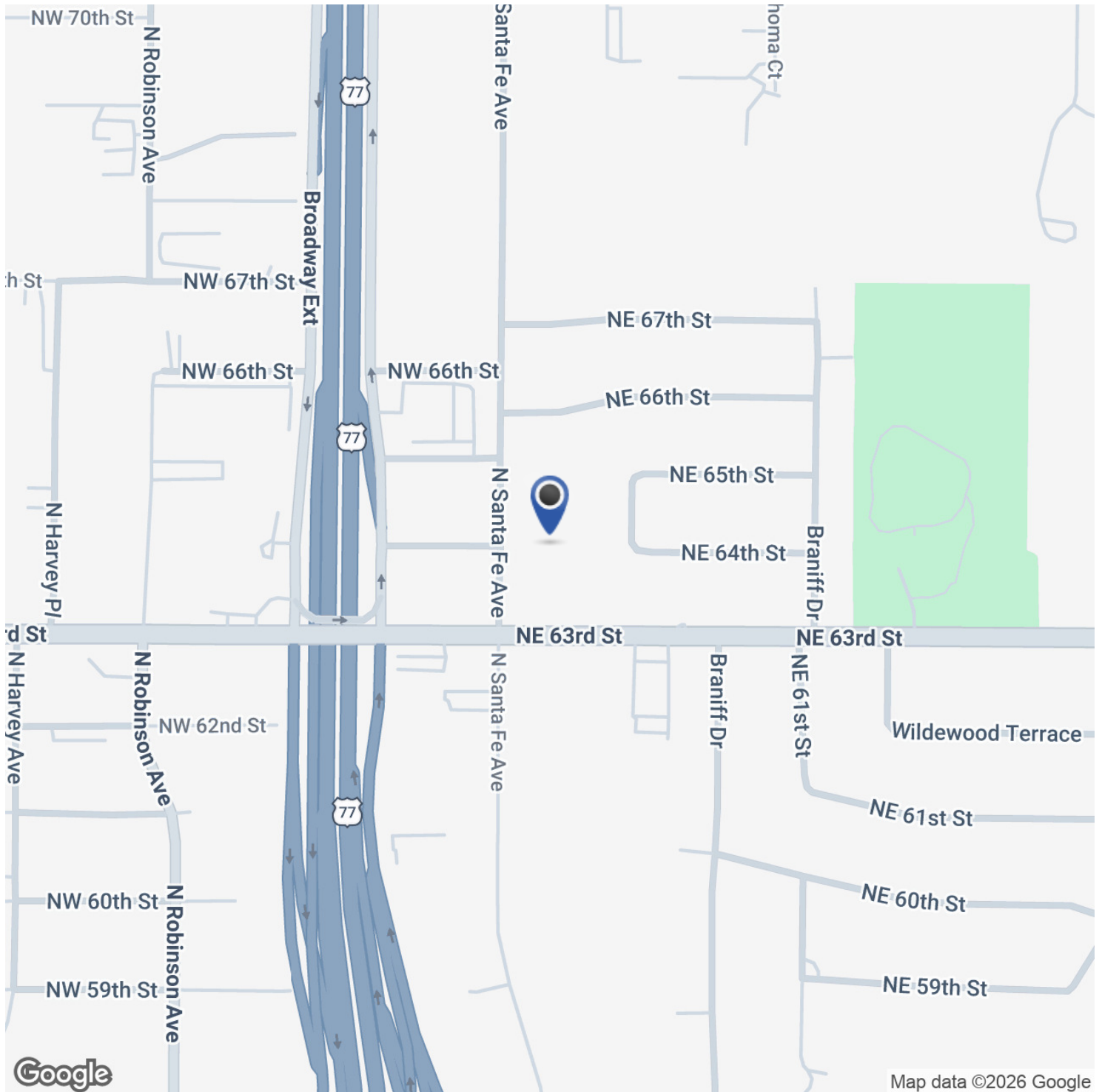


ADDITIONAL PHOTOS



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LOCATION MAP



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
TOTALS		0 SF	\$0.00	\$0	\$0.00	\$0		

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DEMOGRAPHICS MAP & REPORT



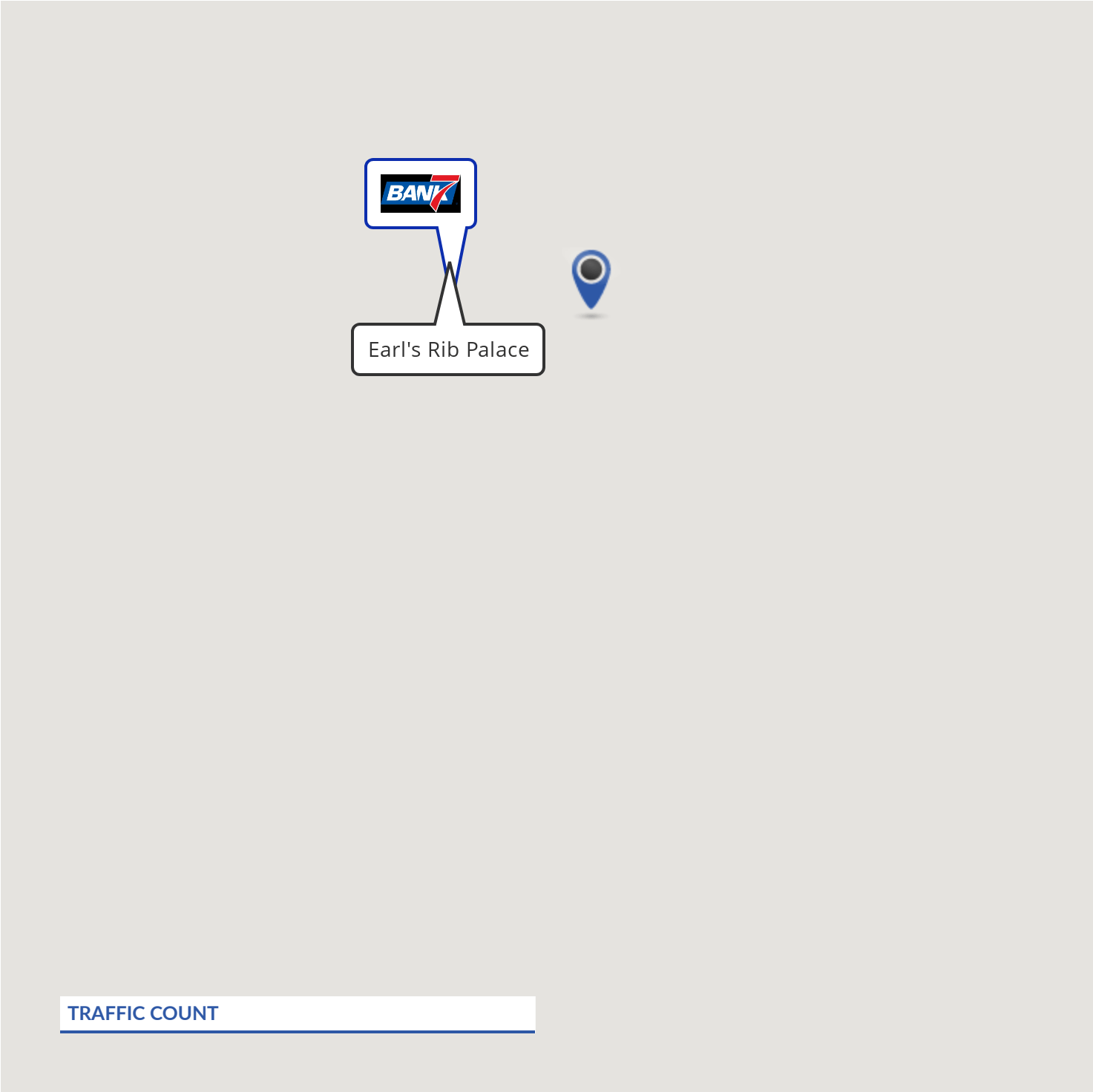
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,893	18,613	51,017
Average Age	38	41	40
Average Age (Male)	36	39	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,302	8,101	23,306
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$67,912	\$100,050	\$93,018
Average House Value	\$240,208	\$403,574	\$367,847

2020 American Community Survey (ACS)

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RETAILER MAP



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