

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	3,920 SF
Lot Size:	20,876 SF
Price / SF:	\$216.84
Cap Rate:	7.06%
NOI:	\$60,000
Year Built:	1985
Zoning:	I-2

PROPERTY OVERVIEW

7624 Broadway Ext, is a mixed use warehouse and office property offering 3,920 SF of versatile space across 2 conjoined buildings Built in 1963 and 1985, this well-maintained building is zoned I-2 for a wide range of industrial and commercial uses. Located in a rapidly growing area of Oklahoma City , this property presents an excellent investment opportunity for those seeking an office or office warehouse space.

PROPERTY HIGHLIGHTS

- Investment Sale with Lease Term through October 2028
- No Renewal Options for Tenant
- NNN Lease with Below Market Rental Rate
- \$60,000.00 NOI
- 7% Cap Rate

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ADDITIONAL PHOTOS



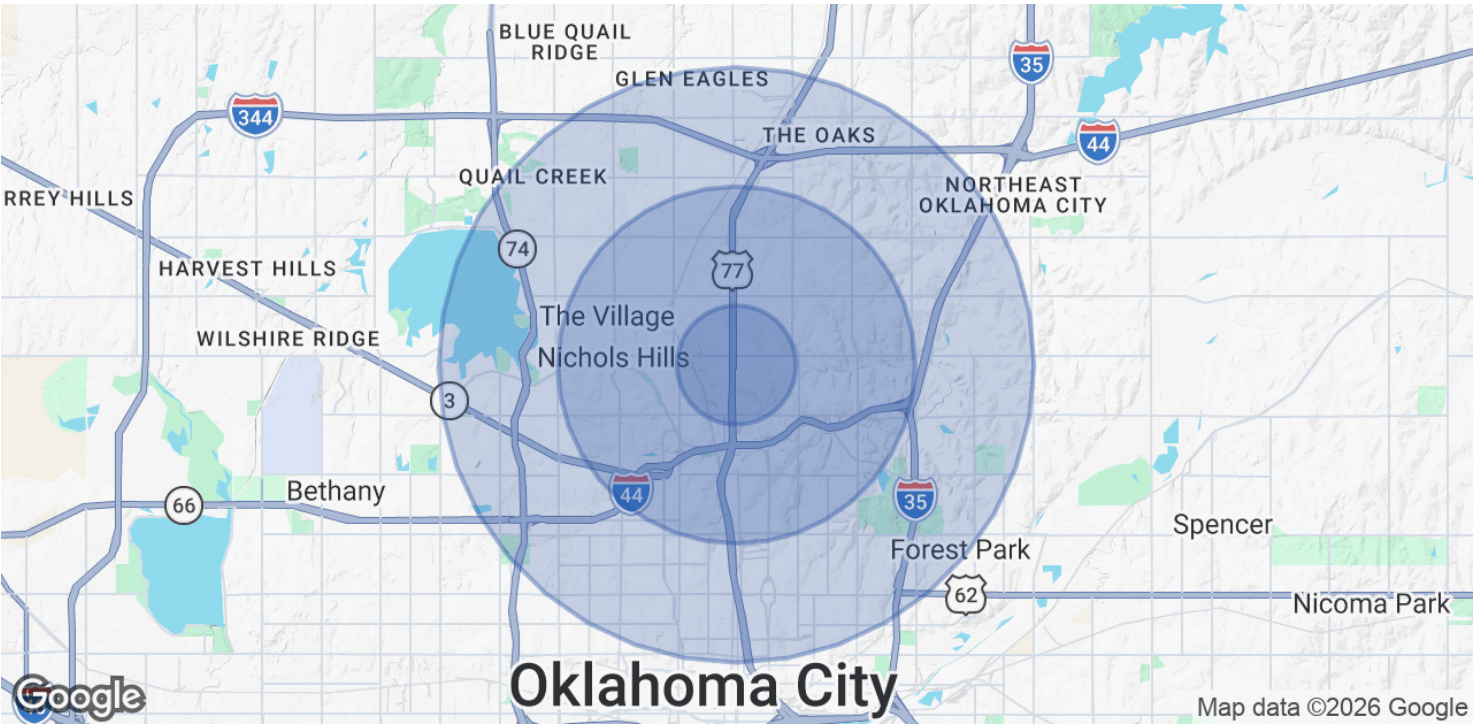
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,039	49,285	153,168
Average Age	37.9	38.6	37.4
Average Age (Male)	38.6	38.2	37.1
Average Age (Female)	38.9	39.9	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,807	23,410	72,740
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$59,281	\$106,922	\$93,324
Average House Value	\$149,704	\$316,951	\$285,323

2023 American Community Survey (ACS)

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