

Cross Property Client Full w/Photos

Commercial

Status: **Active**
 Type: **Retail Freestanding**

MLS#: **1145532**
 Address: **1445 N Kickapoo AVE, Shawnee, OK 74801**

Addition: _____
 Area: _____
 Prop Tax ID: **0420000402800000**
 Land Acres: _____
 Lot: **27-30** Block: **4**
 County: **Pottawatomie**
 List Price: **\$210,000**
 Close Price: _____
 LP\$/SQFT: **\$150.00**

Directions: **I-40 to Kickapoo, then south to Independence. On SE corner of Kickapoo & Independence.**



General Information

Office SqFt:	Bldg SqFt: 1,400	Min Divis SF:	Max Contig SF:
Building Dim: 28x50	Ceil Clearance:	Prk Cap:	Prk Spaces:
Sz of Dock High Dr:	# Dck High Drs:	Drive-In Drs:	Park Ratio:
Stories: 1.0	Fire Suppress: None	Exterior Trim: Block, Wood Siding	Total Units:
Construction: Concrete			Year Built: 1952
Crane:	Railroad:	Railroad Nm:	
Pad Sites:	Pad Sites Occp:	# Mob Homes Owned:	
Corner Lot: Yes	Lot Dim:	Frnt Footage: 188	
Invest Property: Yes	For Lease:	Lease Type:	Lease Rate Type:
Min Lse Rate/Yr:	Max Lse Rate/Yr:	Sub Lease (Y/N):	
Cert of Occup:		Internet List: Yes	Vacancy %:
Bandwidth Type: Fiber		Zoning: Commercial	Bandwidth:
Misc Features: Sidewalk			
Parking: Concrete Drive			

Remarks

Fantastic business location on SE corner of Kickapoo & independence. Heavy traffic area with lots of visibility. Former dispensary but could be used for office or numerous types of retail business. Entrance and exit on both Kickapoo and Independence. Solid concrete block construction.

Utilities

Sewer: Public	Electric: Public	Gas: Public	Water: Public
Cool: Central Elec	Heat: Central Gas		Power: Public

Financial Information

Cap Rate:	Tenant Exp:	Finance Terms:
Loan Payments:	Down Payment:	Owner Financing:

Income / Expenses

Gross Income:	Net Op Income:	Scheduled Income:	Taxes: \$1,717.00
			Insurance:





View of road



Office space with wood-type flooring

Hall featuring dark hardwood / wood-style floors



Bar with hardwood / wood-style floors



Bathroom with toilet and sink



View of room details

