

FOR SALE

3530 N MacArthur Blvd

Oklahoma City, OK 73122

± 7,696 SF / Fully Leased / \$1,302,000



BRENT HOLLIDAY, MiCP
(405) 788-1708
brenth@kwcommercial.com

RACHEL NICHOLS
(405) 761-8438
rachelnichols@kwcommercial.com

Property Description

This versatile $\pm 7,696$ SF office/retail property on N MacArthur Blvd in Oklahoma City is fully leased and offered at an attractive 6.75% CAP rate, providing a stable and diversified income stream through its two well-established tenants. Strategically located with excellent visibility and accessibility, the property features flexible layouts and modern amenities suited for various professional or retail uses. Positioned in a high-traffic commercial corridor, this income-producing property represents a compelling addition to any investment portfolio in one of Oklahoma City's thriving business areas.



KW Commercial Elite
5629 N Classen Blvd, OKC, OK 73118
kwc-ok.com

3530 N MacArthur Blvd Oklahoma City, OK 73102

Building Size: $\pm 7,696$ SF Office

Zoning: C-3

Tenants: 2 - Fully Leased

NOI: \$87,874

Sale Price: \$1,302,000







