

# INVESTMENT PROPERTY OR OWNER OCCUPY OPPORTUNITY



901 - 909 Wall St. Norman, OK 73069

## Property Highlights

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- Excellent investment or owner occupy property
- Two suites totaling 5,031 SF
- 901 (2,580 SF) - Tenant in place through 2029
- 909 (2,451 SF with bonus footage on 2<sup>nd</sup> floor) - Vacant
- Several recent building improvements
- \$1.25MM
- Conveniently located off 24<sup>th</sup> Ave NW between Robinson & Main Street, close I-35 access
- MLS # 1214683

### Lisa Talley

Broker, Owner, REALTOR®  
GRI, AHWD, CREN, ABR  
License # 147360

📞 405-613-3793  
✉️ lisa@828RE.com

### Chrystal Raprich

Leasing Specialist, REALTOR®  
License # 202367

📞 405-590-5863  
✉️ chrystal@828RE.com

WWW.828RE.COM

📞 405-701-8881

📍 2107 W Main St  
Norman, OK 73069

## Improvements Include:

- Roof & gutters replaced in 2023
- All new exterior stucco
- New columns in front of building
- 901 - fully remodeled with full backup generator
- 909 - partially remodeled with two new AC units
- All appliances included with sale

*Suite 901*



*Suite 909*



Call 405-701-8881 for more information and schedule a tour!

