

# 1324 N BROADWAY DRIVE

1324 N Broadway Dr, Oklahoma City, OK 73103

OFFICE BUILDING FOR SALE



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this distinctive property. Built in 1947, this building is an architectural gem waiting to be brought back to life. Its stout construction and prime location provide an enticing combination of historic allure and strategic positioning. This property presents a compelling proposition for an owner keen to make an impact in the thriving commercial real estate landscape of Oklahoma City.

## LOCATION DESCRIPTION

Originally home to the General Beverage Company, this property then served as the corporate home of Oklahoma City based Dolese Bros Co, for more than 70 years. The property sits at the northern entrance of Automobile Alley, a district renowned for its rich automotive history and known today as home to boutique shops, local eateries and offices. The area also boasts proximity to the State Capitol, OU Health Sciences Center, and convenient access to major highways. For an investor or owner/user, the property's dynamic location presents a compelling opportunity to capitalize on the city's growth and appeal to a diverse tenant base.

## PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commission paid.
- Prime Location in Oklahoma City
- On-site parking for employees and visitors
- Impressive street presence
- Zoned DTD-1

## OFFERING SUMMARY

SALE PRICE:	\$2,400,000
LOT SIZE:	25,610 SF
BUILDING SIZE:	27,567 SF
PRICE/SF	\$87.06/SF
BASEMENT SIZE	8,876 SF
1ST FLOOR SIZE	12,899 SF
2ND FLOOR SIZE	5,792 SF

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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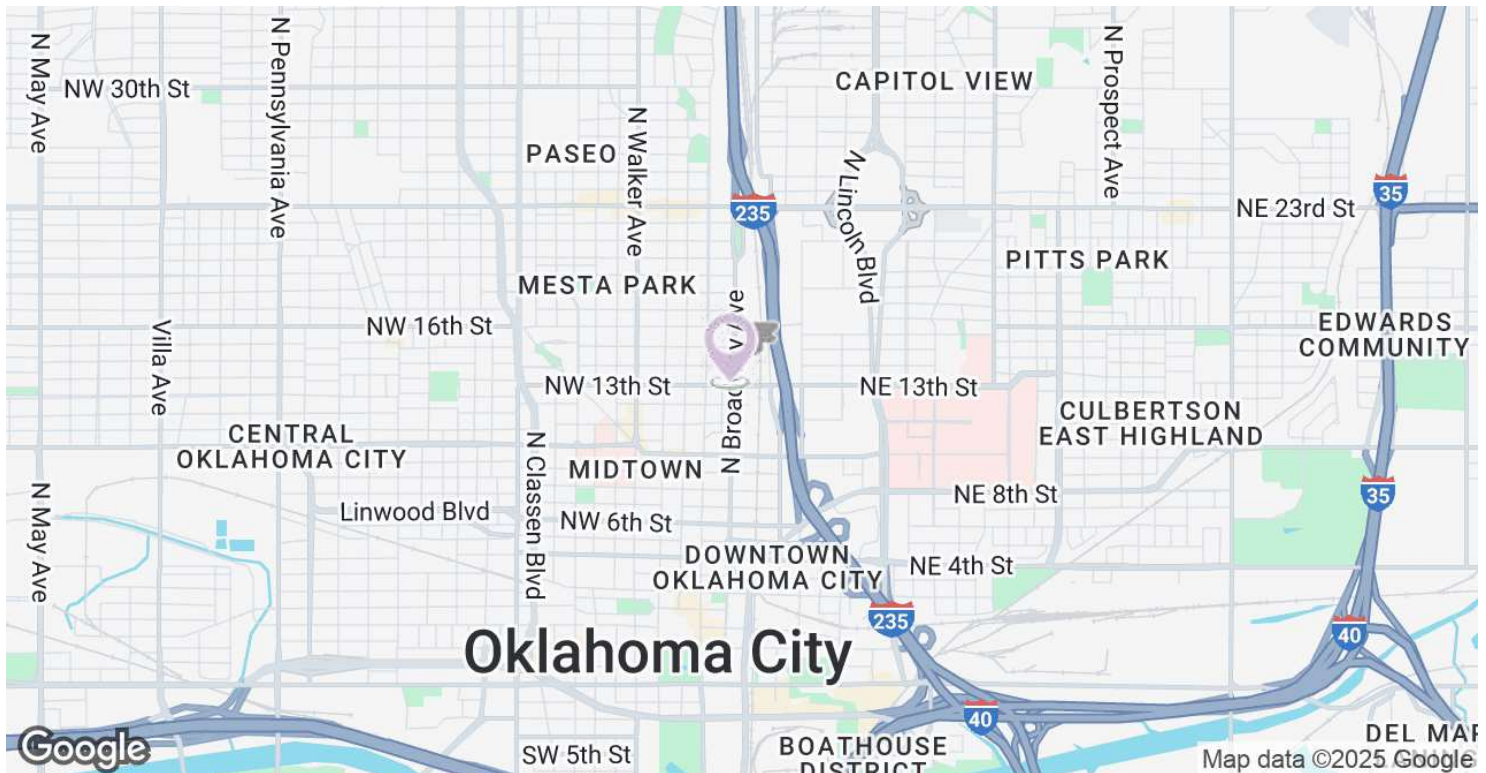
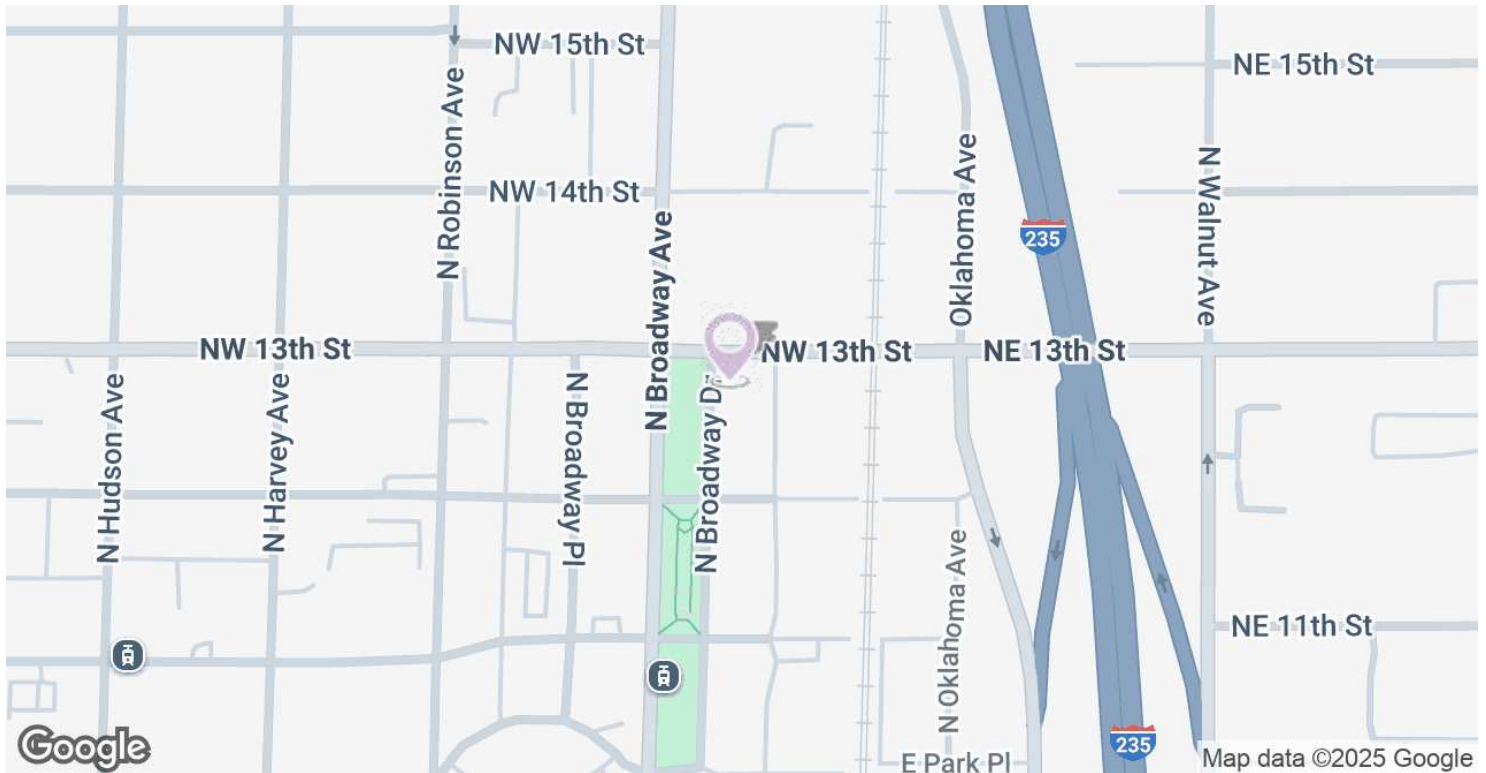
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,112	73,405	171,202
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	37	38	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,223	32,847	71,565
# OF PERSONS PER HH	1.8	2.2	2.4
AVERAGE HH INCOME	\$98,614	\$70,769	\$67,587
AVERAGE HOUSE VALUE	\$464,674	\$264,255	\$233,028

Demographics data derived from AlphaMap

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## IAN DUTY-DEAN

Managing Broker

ian@greyhound.group

Direct: **405.928.6210** | Cell: **405.642.4677**

## PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

## EDUCATION

University of Oklahoma - Multidisciplinary Studies

## MEMBERSHIPS

Urban Land Institute  
Commercial Real Estate Council of Oklahoma City  
International Council on Shopping Centers  
YMCA of Greater OKC - Downtown District Advisory Council  
Automobile Alley Board of Directors

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