

OFFICE BLDG FOR SALE

\$1,200,000

3280 Marshall Ave.

Located off Hwy 9,

Norman, OK near OU

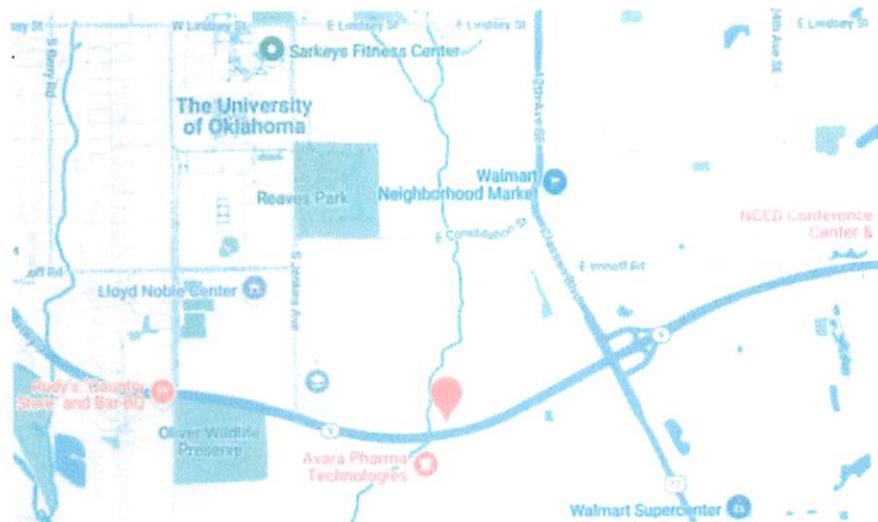
Beautiful park-like setting.

New HVAC, roof, paint,
retaining wall in last few
years.





Located just North of Hwy 9 between Jenkins & Classen (Hwy 77)



Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
State Hwy 9	12th Ave SE NE	29,397	2022	0.48 mi

Made with TrafficMetrix® Products

Hand-drawn floor plan of a building with three main rooms: A (3374 sf), B (2234 sf), and C (1359 sf). The plan includes a central hallway, restrooms, and a maintenance area. A north arrow is in the top left. The building is adjacent to a parking lot and a street with a 4-inch sewer line and a 1-inch water line. A 'FRONT' label is near the entrance.

