

FOR SALE

3145 SE 44TH

3145 SOUTHEAST 44TH STREET, NORMAN, OK  
73072



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	4,470 SF
Lot Size:	0.74 Acres
Number of Units:	3
Price / SF:	\$100.67
Year Built:	1985
Zoning:	C-C2 Community Commercial

## PROPERTY OVERVIEW

Introducing 3145 Southeast 44th Street, a prime investment opportunity in Norman, OK. This property consists of 3 buildings totaling 4,470 SF constructed in 1985, within the C-C2 Community Commercial zone. The largest building off of Highway 9 consists of 3,030 SF and would be a great use for retail, office, flex with two front doors and a garage door on the front and it has heat, air, electric, water, a half bath and a septic tank. The second building off of Highway 9 consists of 720 SF and would be great for retail, office or flex with a front door and garage door it also has a full bath, water, heat, air and it's own septic tank. The third building is 720 SF and would be great for Industrial use with electric and a loading dock. Perfectly positioned for retail or standalone business ventures, this property presents a solid foundation for assured returns. With its strategic location and attractive layout, 3145 Southeast 44th Street is an ideal choice for investors seeking a high-potential commercial asset in the thriving Norman area.

## PROPERTY HIGHLIGHTS

- Highway Frontage on State Highway 9
- Close proximity to I-35
- Multiple Uses

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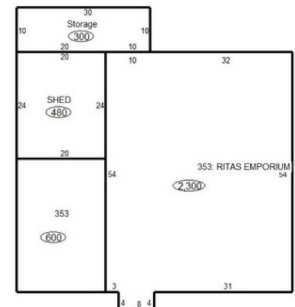
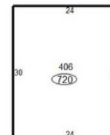
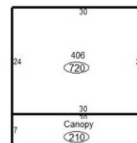
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Sale Price	\$450,000
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LOCATION INFORMATION	
Building Name	3145 SE 44th
Street Address	3145 Southeast 44th Street
City, State, Zip	Norman, OK 73072
County	McClain

BUILDING INFORMATION	
Building Size	4,470 SF
Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1985
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	3

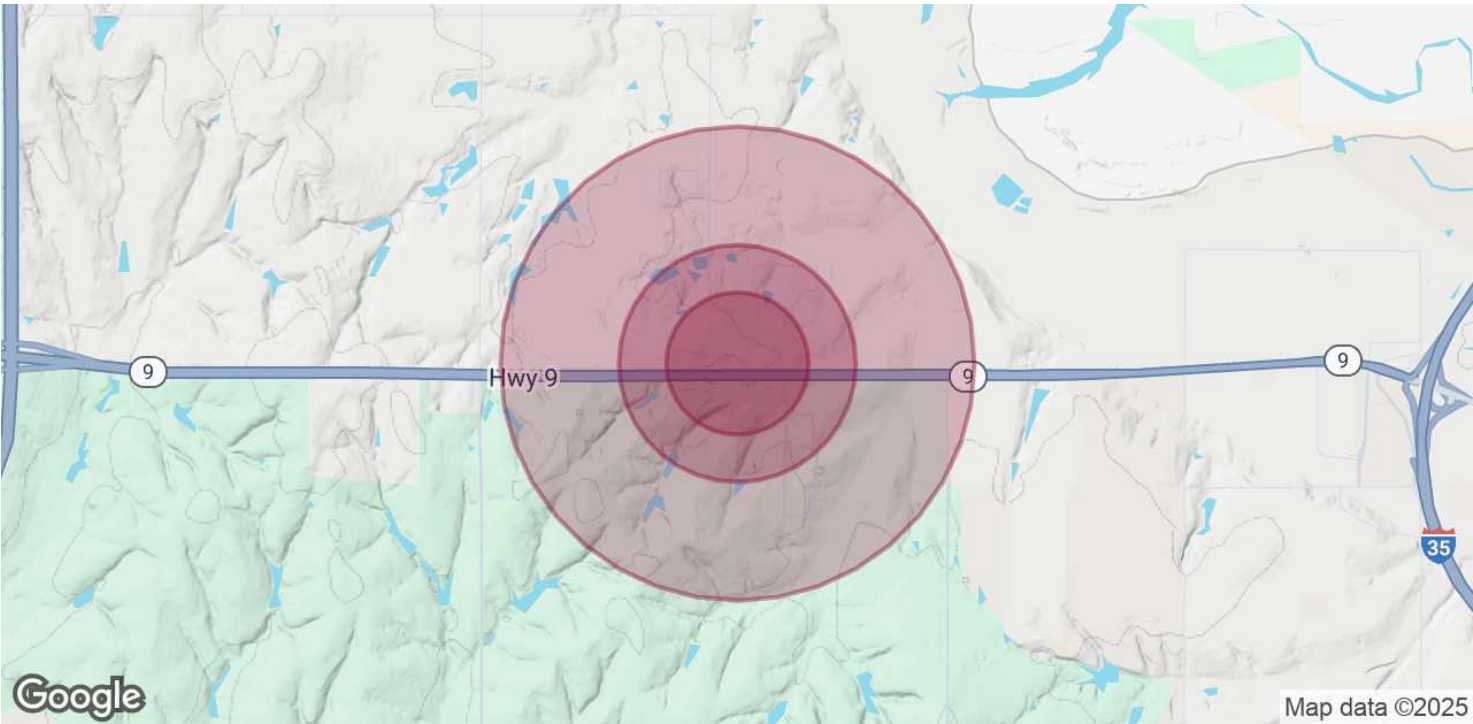
PROPERTY INFORMATION	
Property Type	Retail, Office and Industrial
Property Subtype	Free Standing Building
Zoning	C-C2 Community Commercial
Lot Size	0.74 Acres

PARKING & TRANSPORTATION	
Parking Type	Surface
Number of Parking Spaces	9

UTILITIES & AMENITIES	
Central HVAC	Yes
Restrooms	1.5

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	399	874
Average Age	40	40	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	137	299
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$162,159	\$161,892	\$162,743
Average House Value	\$337,648	\$333,730	\$346,199

Demographics data derived from AlphaMap

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