

FOR SALE

RICHMOND SQUARE OFFICE

4900 Richmond Square Dr., Oklahoma City, OK 73118



Presented By:

George W. Huffman

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**INTERWEST
REALTY**

7501 Broadway Extension,
Oklahoma City OK 73116

InterWest Realty is a registered trade name of InterWest Properties, Inc.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	27,847 SF
Lot Size:	1.797 Acres
Number of Units:	17
Price / SF:	\$127.85
Year Built:	1983
Renovated:	2010
Zoning:	C-3

PROPERTY OVERVIEW

InterWest Realty is excited to present a great opportunity for purchase of a three-story brick office building located in Richmond Square. This property has had historically high occupancy levels over the past 20 years above 90%. This property is very visible from 1-44 (100,600 vpd), so take advantage and advertise your unique business enterprise for free on the west face of the Building. You will experience the convenience of this central location connecting to all major arterials in OKC, sitting directly south of Valiance Tower, east of 50 Penn Place and Penn Square Mall, which puts you right in the heart of Northwest OKC Business District, yet minutes from downtown. Turn in at the new On Cue Gas Station at the corner of Northwest Expressway and Blackwelder. This is an owner/broker property and is easy to show.

PROPERTY HIGHLIGHTS

- Superb location
- Locally owned
- ADA RR's & updated suites
- Immediate occupancy
- Individual HVAC units

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ADDITIONAL PHOTOS



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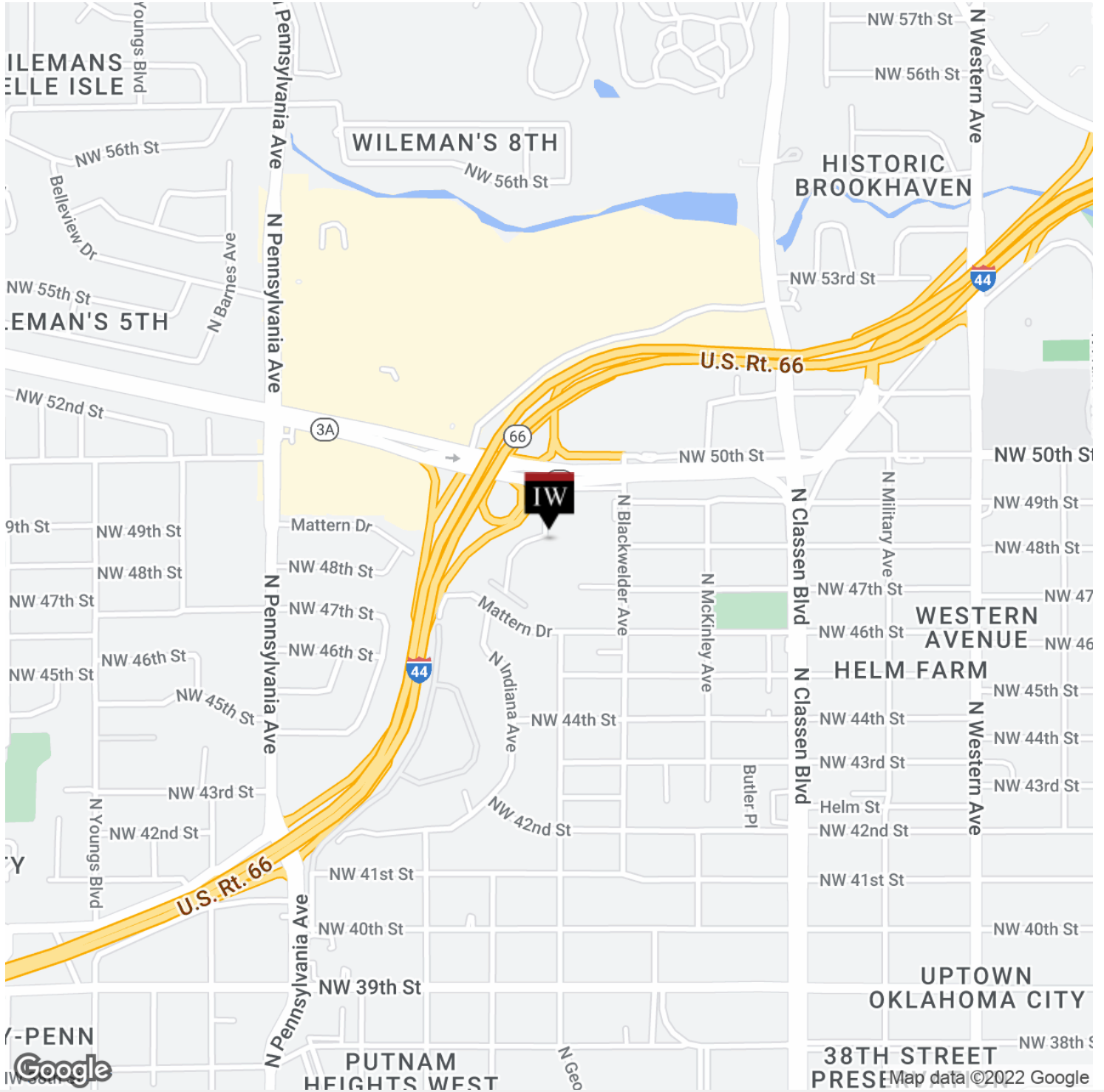
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,011	91,997	202,875
Average Age	38.4	35.6	36.2
Average Age (Male)	37.2	34.4	34.6
Average Age (Female)	39.1	36.7	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,968	41,045	87,810
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$62,882	\$64,549	\$56,267
Average House Value	\$177,378	\$215,993	\$160,540

* Demographic data derived from 2020 ACS - US Census

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