

# Claremore Multifamily For Sale

718 N Weenonah  
Ave, Claremore, OK  
74017

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# Property Summary



## Location Description

Exceptional new construction 8-unit multifamily investment opportunity in the heart of Claremore. This boutique property features four duplex-style buildings totaling eight spacious 2-bedroom, 2.5-bath units, each offering approximately 1,120 SF with attached garages, premium finishes, open-concept layouts, quartz countertops, stainless steel appliances, spray foam insulation, and low-maintenance construction. Designed to appeal to quality long-term tenants, each unit includes ensuite bathrooms, in-unit laundry, modern energy-efficient systems, and private garage parking.

Located in Old Town Claremore with convenient access to retail, dining, employment, and commuter routes, the property offers investors a rare combination of new construction stability, strong tenant appeal, and long-term appreciation potential. With minimal deferred maintenance, attractive design, and premium rental positioning, this asset presents an ideal opportunity for investors seeking stabilized yield with value-add upside through lease-up and rent optimization.

## Offering Summary

<b>Sale Price:</b>	\$1,800,000
<b>Number of Units:</b>	8
<b>Building Size:</b>	1,120 SF

# Additional Photos



# Location Map



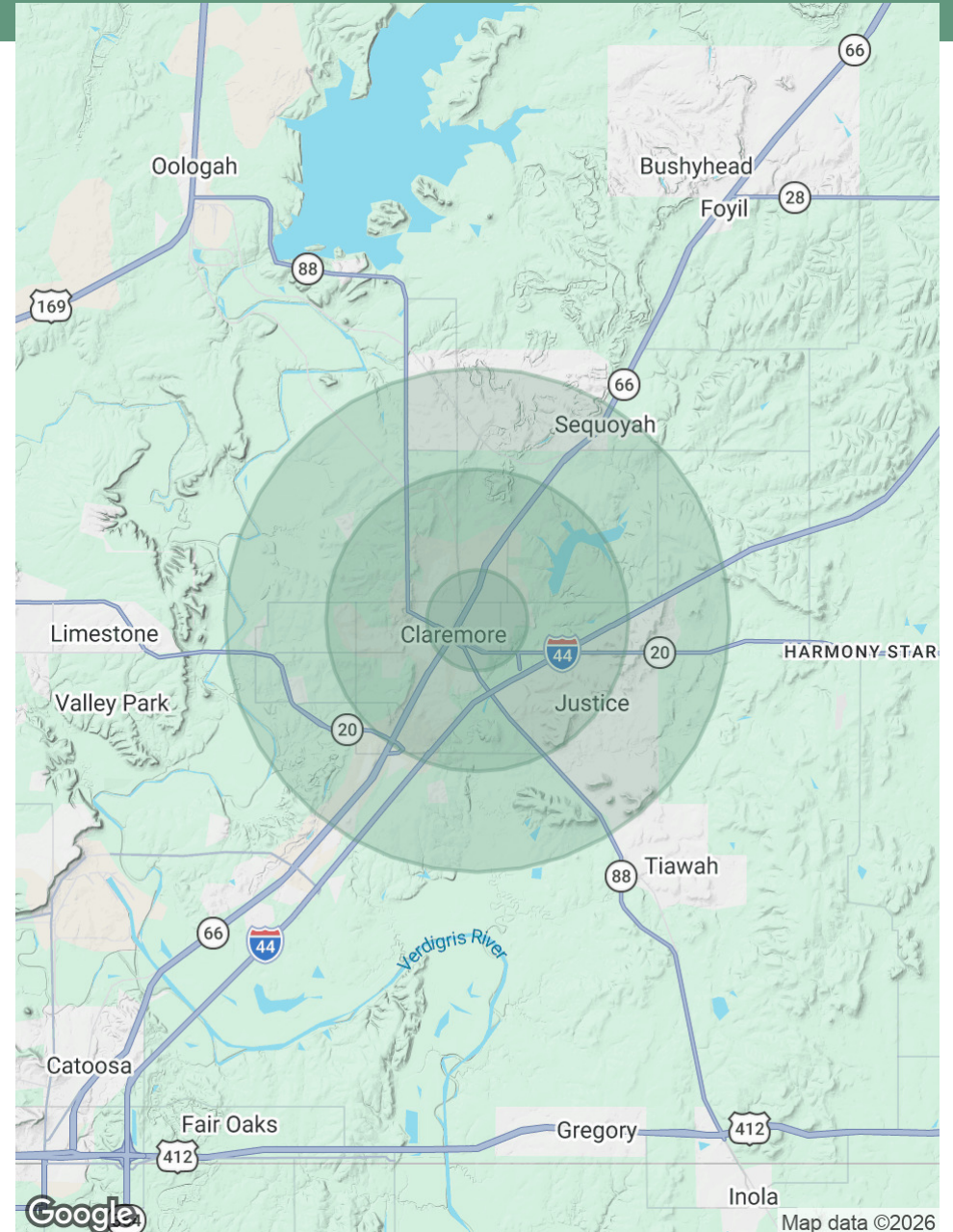
# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,659	21,937	31,041
Average Age	37.0	38.3	39.6
Average Age (Male)	33.9	35.4	37.3
Average Age (Female)	40.1	41.1	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,732	8,405	11,848
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$63,225	\$76,657	\$83,278
Average House Value	\$163,438	\$212,373	\$224,921

2023 American Community Survey (ACS)



# Financial Summary

## Stabilized Operating Proforma

Purchase Price:	\$1,800,000
Monthly Rental:	\$ 1,650
Annual Gross Income:	\$ 158,400

## Less: Projected Operating Expenses:

Vacancy & Cr. Loss 5%:	\$ 7,920
R.E. Taxes:	10,000
Insurance:	6,000
Management @ 8%:	12,672
Maintenance (Lawn Contract):	4,800
Total Operating Expenses:	\$ 41,392
Net Operating Income:	\$ 117,008
Capitalization Rate:	6.5%

# Contact

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