

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	22,500 SF
Lot Size:	0.24 Acres
Price / SF:	\$71.11
Year Built:	1920
Zoning:	Downtown Business District (DBD)

### PROPERTY HIGHLIGHTS

- 4-Story 22,500 SF (MOL) bldg./north downtown OKC
- Renovation opportunity for office, retail, or residential
- Easy access to I-235 (Broadway Extension) and I-40
- Great rooftop patio opportunity with awesome views
- High ceilings & structure could support large windows to be cut into the walls
- Working freight elevator
- Quiet Zone approved for railroad next to property.
- Vacant land for parking on West side of building. (approx. 40x140)

TROY HUMPHREY

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NICK GRAY

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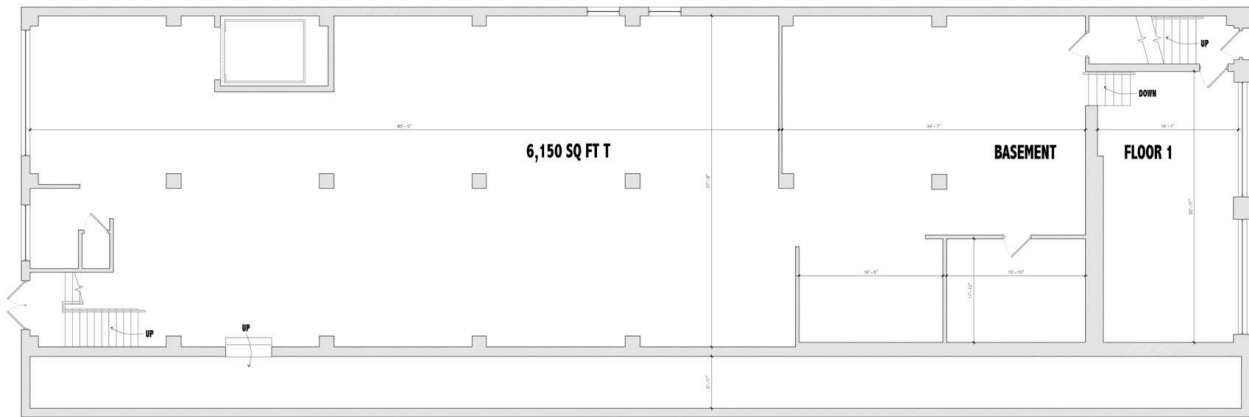
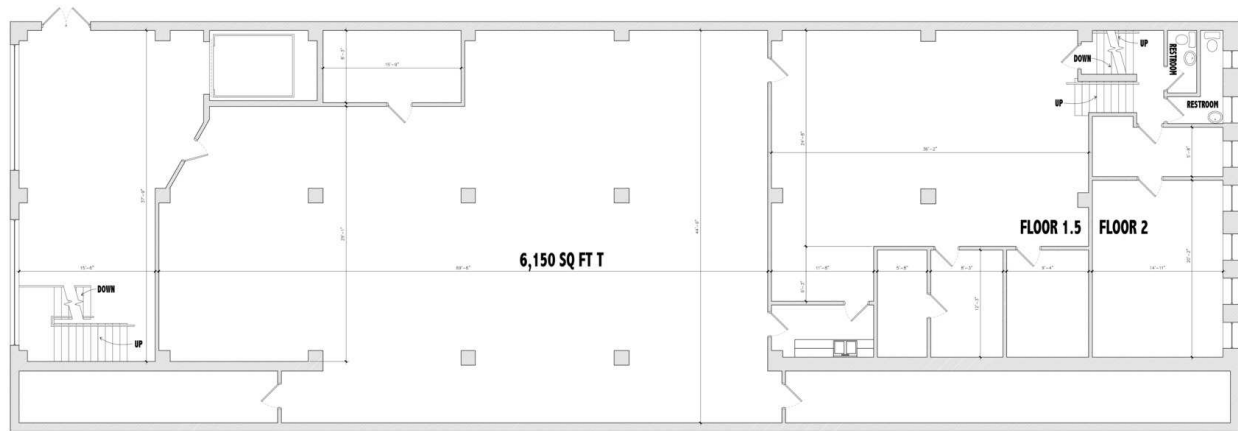
## PHOTOS




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## LOWER LEVELS - FLOOR PLAN



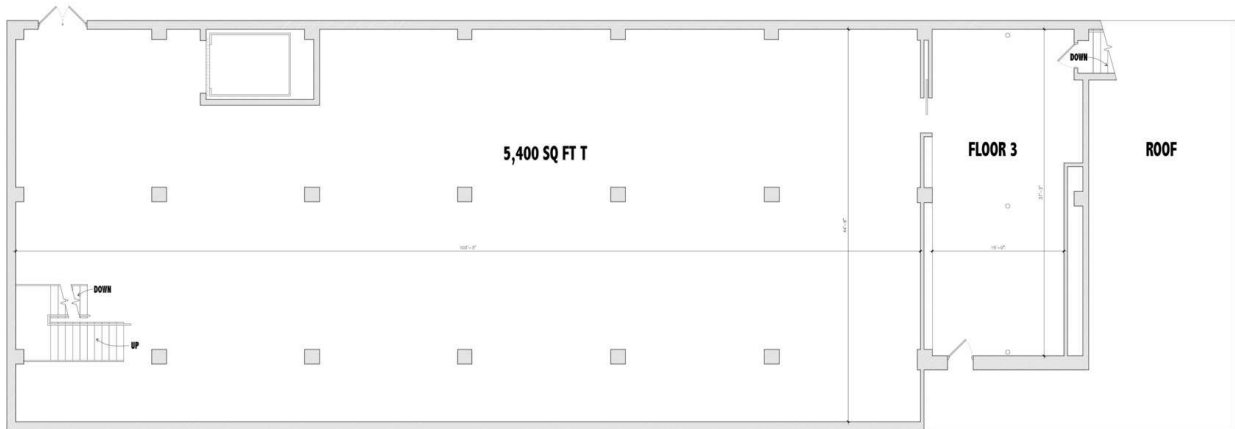
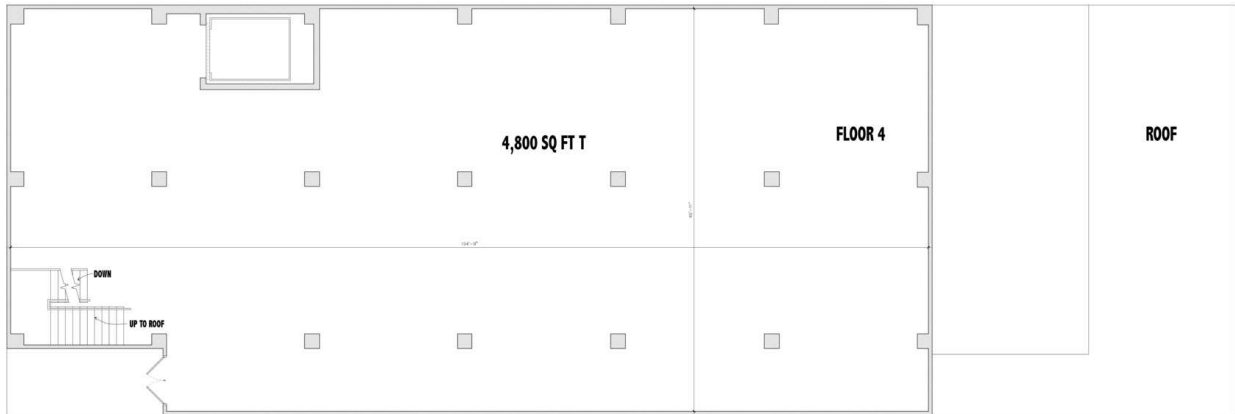
 NORTH WEST 6TH STREET  
SCALE: 1/4" = 1'-0"  
PRINT ON 30"x42" SIZE PAPER

**IMES | GROUP**  
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## UPPER LEVELS - FLOOR PLAN



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## LOCATION MAP



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