FOR SALE

3304 SW 40TH ST, OKLAHOMA CITY, OK 73119

HORIZ N
COMMERCIAL REAL ESTATE

Nicole Mayes | **Spencer Bost**
405.209.3992 | 405.628.7481

www.horizoncreok.com

PROPERTY INFORMATION

Apartment Building
$1,000,000

PROPERTY TYPE	12 Unit Multifamily Property with a Single Family Rental Home
TOTAL SF	7,008 SF
YEAR BUILT	1962 / 2023

Occupied apartment property with accessory buildings, now available for sale at a fantastic price!

Remodeled in 2023: roof, flooring, paint, backsplash, appliances, landscaping & more

Features a fully fenced lawn and a remote-access gated parking area. New fire suppression system installed

4,436 SF multifamily, 180 SF laundry room, 988 SF storage garage, 1,404 SF single-family home

The property boasts high occupancy rates, and detailed financials are available upon request

Located in a low-traffic neighborhood with quick access to I-44, OCCC, OSU-OKC, and Will Rogers Airport

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I-44

E Frontage Rd

Woodward Ave

S Goff Ave

SW 39th St

S Independence Ave

SW 38th St

SW 39th St

SW 40th St

3304 SW 40th St

S Independence Ave

SW 41st St

SW 41st St

SW 42nd St

SW 42nd St

SW 43rd St

Roosevelt Middle School

Value Add Potential

4-Plex Concept

Value-Add Opportunity:
Redevelop for a Fourplex Investment

This property offers a compelling value-add opportunity for investors seeking to boost rental income and overall asset value. By removing the existing single-family home, a fourplex can be developed to increase unit count and monthly cash flow. With estimated rents of $1,200 per unit, the new build could generate approximately $4,800 per month in gross income. Strategically located near Will Rogers Airport, OCCC, and OSU-OKC, with fast access to I-44, the property sits in a strong rental market with consistent tenant demand. The adjacent rendering is conceptual only and intended for visualization purposes.
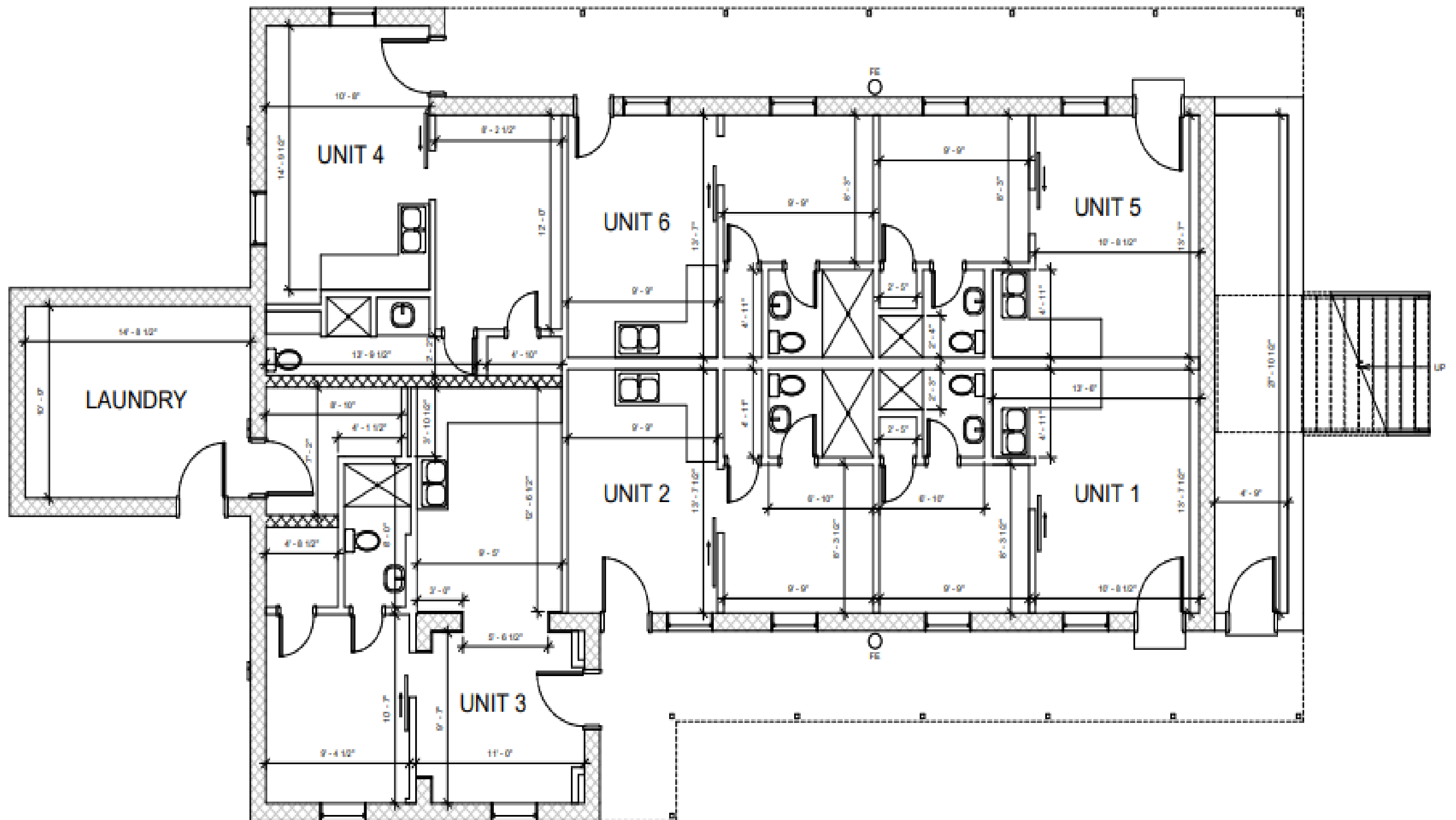
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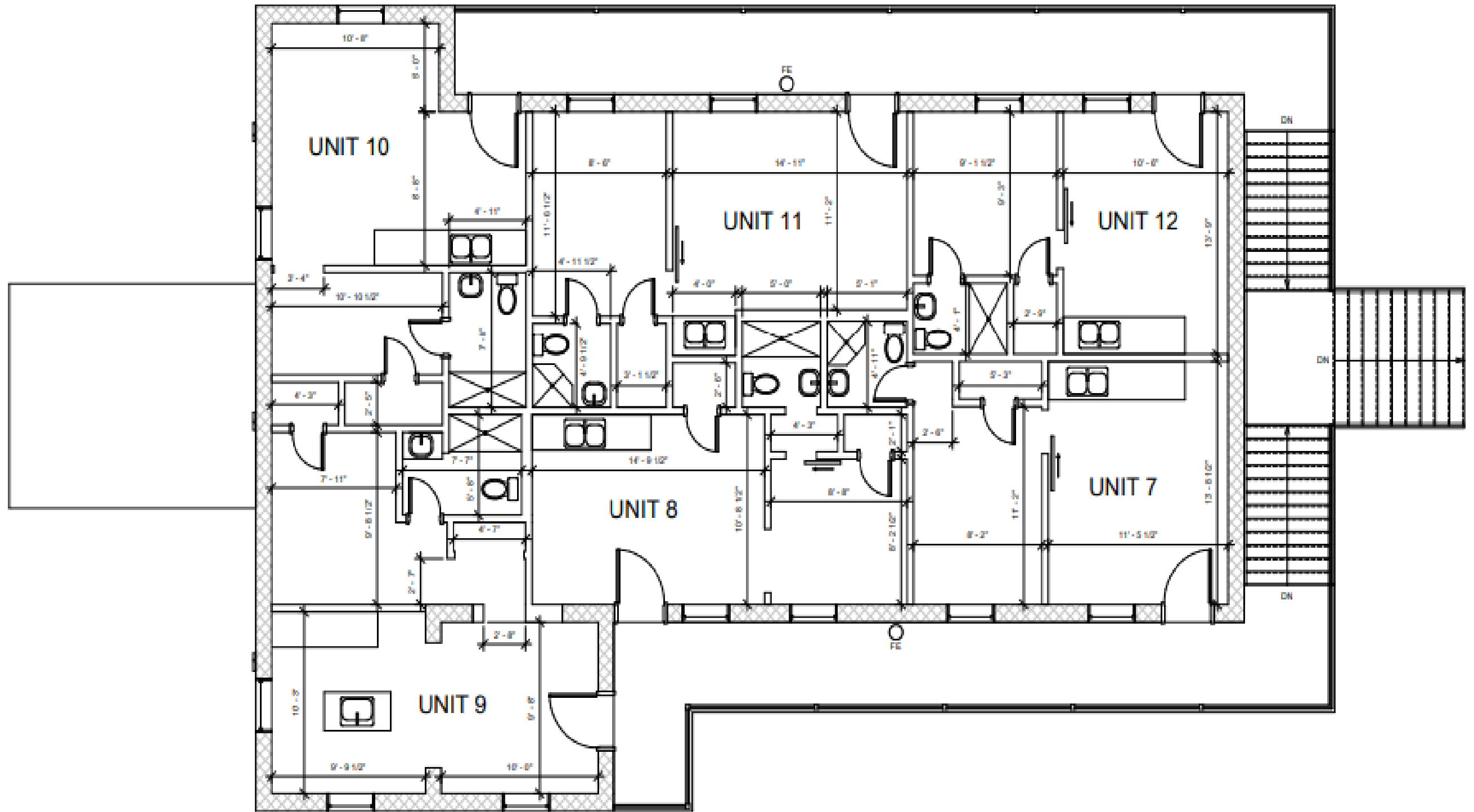
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UNIT 4

UNIT 6

UNIT 5

LAUNDRY

UNIT 2

UNIT 1

UNIT 3

① FIRST FLOOR PLAN
1/4" = 1'-0"

Garage Detached
988 FT²
38
26

Ancillary Bldg Wood
180 FT²
12
15

2nd Floor
2218 FT²
46
23
13
4
4

Canopy / Walkway 2 Stry Fin
200 FT²

GBA
2218 FT²
12
4
8

Canopy / Walkway 2 Stry Fin
192 FT²
36
40
50
50

4
30
4

Covered Patio Metal or Vinyl
224 FT²
1985 yrblt
14'
16'
16'

Utility
120 FT²
12'
10'
10'
12'
14'

GLA
1404 FT²
49'
26'
31'

Porch
115 FT²
23'
23'
23'
5'
5'
5'
26'