

10952 N.W. EXPRESSWAY
YUKON, OK 73099

Value Add Opportunity

Office Building For Sale

8,420 SF on 0.29 Acres MOL

Sales Price: \$1,600,000

50% Occupied

NAIRED

COMMERCIAL
REAL ESTATE



NAIRED

405.840.0600
NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- Salon Occupies: 4,210 SF
- 4,210 SF Vacant
- Pylon Signage
- Ample Parking
- Parking Ratio: 4.75/1,000 SF
- Built in 2016
- Zoned: C-2

LOCATION HIGHLIGHTS

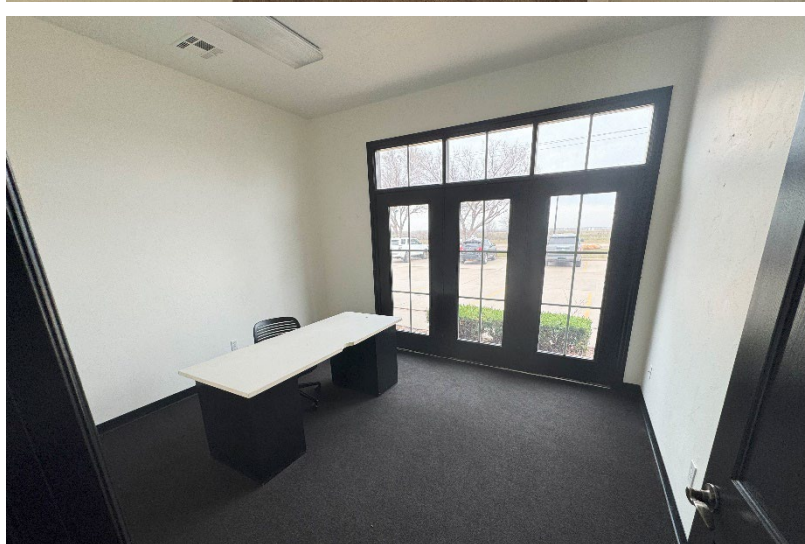
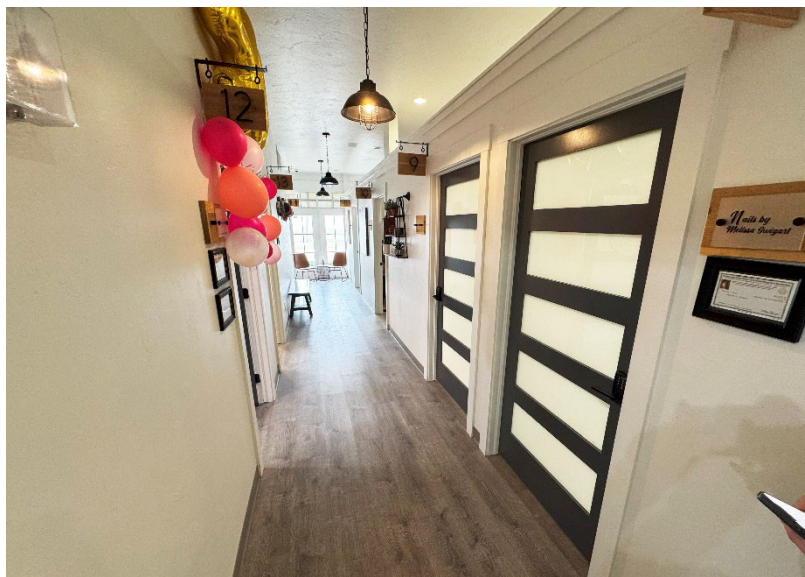
- Located in Magnolia Square
- Easy Access to Kilpatrick Turnpike
- Retail & Restaurants Nearby

NAIRED

405.840.0600
NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



NAIRED

405.840.0600
NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,480	25,769	75,753
AVERAGE HOUSEHOLD INCOME	\$110,447	\$108,009	\$102,115
TOTAL HOUSEHOLDS	1,680	8,900	28,601

405.840.0600

NAIRED.COM

FOLLOW US @NAIRED_CRE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.