

● MULTIFAMILY INVESTMENT OFFERING

The Heritage Apartments at Midtown

130 NW 17th Street · Oklahoma City, OK 73103

20	1925	2019-22	100%	7.60%
UNITS	BUILT	RENOVATED	OCCUPIED	CAP RATE T-12

Offered exclusively by Horizon Commercial Real Estate

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Investment Highlights

100% OCCUPIED

All 20 units leased as of July 22, 2026, with staggered lease expirations.

ALLEY NORTH CATALYST

A 12-acre mixed-use development delivering Spring 2027 immediately adjacent.

RENOVATIONS COMPLETE

Approximately \$400,000 invested 2019–2022 across mechanical, envelope, and unit upgrades.

STRUCTURAL CERTAINTY

11-pier foundation program completed October 2024, with a lifetime transferable warranty.

SIX 3-SIDED END UNITS

Six 900 SF end units with windows on three sides — the property's highest-rent inventory.

PRIME MIDTOWN ADDRESS

Walking distance to Heritage Hills and Uptown 23rd, with direct access to I-235, I-40, and I-44.

A renovated multifamily community built in 1925 and renovated 2019–2022, with **documented structural work** and a **completed renovation program**.



ASKING PRICE

\$2.4M

PRICE / UNIT

\$120K

CAP RATE (T-12)

7.60%

Address

130 NW 17th Street, Oklahoma City, OK 73103

Submarket

Midtown / Heritage Hills, OK

Number of Buildings

Three — Bldg 1, Bldg 2, Bldg 3 (Storage)

Total Units

20

Year Built / Renovated

1925 (Renovated 2019–2022)

Total Building SF

15,032 SF

Occupancy

100% (as of July 22, 2026)

Location Summary

The Heritage Apartments at Midtown sits between Midtown, Uptown 23rd, St. Anthony Hospital, and the OU Health Sciences Center employment base, supporting renter demand from medical, hospitality, and professional-service employees.

The Midtown district is known for its walkability, historic architecture, and vibrant mix of local restaurants, boutique shops, and entertainment venues within walking distance of the property.

Nestled directly adjacent to the property, Heritage Hills is Oklahoma City's premier historic preservation district — giving residents the quiet, tree-lined elegance of a historic neighborhood combined with the high-energy walkability of the Midtown district.



ALLEY NORTH — THE CATALYST STORY

A 12-acre mixed-use district delivering Spring 2027 immediately adjacent to the property.

Residential	~500 units	Retail	~38,000 SF
Office	~90,000 SF	Parking	519 spaces
Hotel	74,000 SF / 100 keys	Delivery	Spring 2027

UPTOWN 23RD CORRIDOR

- Cheever's Café · Big Truck Tacos
- Pizzeria Gusto · Tower Theatre
- Guyutes · Bunker Club

DOWNTOWN OKC

- Barrios Fine Mexican · Fassler Hall
- Tamashii Ramen House
- Dust Bowl Lanes & Lounge

NEARBY ANCHORS

- St. Anthony Hospital
- OU Health Sciences Center
- I-235, I-40 & I-44 access



THE HERITAGE APARTMENTS AT MIDTOWN

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Information herein is deemed reliable but not guaranteed. Full financial detail and rent roll available to qualified purchasers upon execution of a confidentiality agreement.