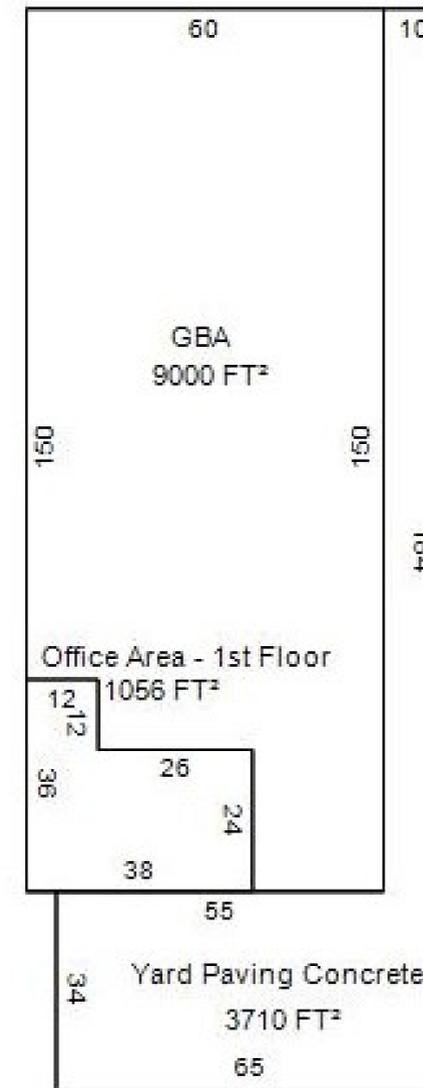


# NNN Investment | For Sale

5220 S Anderson Rd, Oklahoma City, OK 73150



Asking Price: \$750,000 | 8% Cap Rate | \$83.34 PSF



## DETAILS

**Clear Height:** 9' at Eve, 11' at Center

**Building Size :** 9,000 SF

**Power:** 3 Phase

**Lot Size:** 3 Acres

**Zoning:** C-CH

**Drive-Ins:** (2) 10'H x 12'W

**Cross Streets:** I-40 & Anderson Rd

### Tenant:

- Commercial/residential painter
- 5 yr lease term
- 3% Annual Escalations

**Office:** This building features a newly renovated office space, including a reception area, kitchenette, bathroom, and four private offices. The warehouse also includes a separate bathroom for added convenience.







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