

FOR SALE | STABILIZED NNN INVESTMENT

916 NW 6th Street

Oklahoma City, OK 73106 | Midtown

PRICE	CAP RATE	NOI	BUILDING SF
\$3,675,000	7.00%	\$257,451	±14,336

INVESTMENT HIGHLIGHTS

- 100% leased on absolute NNN leases — passive income from day one
- Irreplaceable Midtown location adjacent to St. Anthony Hospital
- Full 2016 renovation — turnkey asset with minimal near-term capex
- Curated tenant mix: Sunnyside Diner, Rev Mex, WorkFlow offices
- Contractual annual escalations with mark-to-market upside at roll

PROPERTY FACTS

Building	±14,336 SF, 2 stories
Year Built	1961
Renovated	2016 (full)
Parking	90 spaces
Lease Type	NNN
Submarket	Midtown OKC

TENANT ROSTER

TENANT	USE	LEASE TYPE
Sunnyside Diner	Restaurant	NNN
Rev Mex	Restaurant	NNN
WorkFlow	Office	NNN

LOCATION

Midtown Oklahoma City has emerged as one of the Southern Plains' most compelling urban infill stories — anchored by SSM Health St. Anthony Hospital, walkable to Downtown and the Oklahoma Health Center, and home to rapid multifamily, adaptive-reuse office, and ground-floor retail growth. The Property sits on NW 6th Street, a corridor drawing both medical-district daytime population and residential growth across Midtown, Heritage Hills, and Mesta Park.

EXCLUSIVELY LISTED BY

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