

PROPERTY SALES INFORMATION SHEET

STOCKYARDS DISTRICT - MULTI-BUILDING CAMPUS

Exchange Avenue & South Youngs Boulevard, Oklahoma City, OK 73108

PROPERTY OVERVIEW

Property Type: Special Purpose - Multi-Use Facility (Currently Grace Rescue Mission)

Total Building Area: 28,150 square feet across 5 buildings

Total Land Area: 1.36 acres (59,500 square feet)

Year Built: 1980

Overall Condition: Fair

Construction Type: Class-D brick veneer, vinyl siding, metal siding, and stucco

Roof Types: Flat, hip style, and bow string configurations

Stories: 1 and 2 stories

PARCEL I

Address: 2125 Exchange Avenue, Oklahoma City, OK 73108

Location: Northwest Corner of Exchange Avenue and South Youngs Boulevard

Land Area: 0.56 acres (24,500 square feet)

Building Area: 10,539 square feet

Legal Description:

All of Lots 13-19, Block 8, Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Building One: Main Building - 7,059 SF

- **Configuration:** Two-story brick veneer office/apartment building
- **Layout:**
 - Receptionist area
 - Meeting room/living room
 - Exam rooms
 - Food pantry
 - Kitchen
 - Multiple offices
 - Bedrooms
 - Storage rooms

- **Finishes:**
 - Painted gypsum board walls
 - Ceramic tile and carpeted floors
 - Painted gypsum board ceilings with 2'x4' acoustical ceiling tile in drop grid system
 - Incandescent and fluorescent light fixtures
 - Central heat and air conditioning

Building Two: Gymnasium (Gym) - 3,480 SF

- **Configuration:** Single-story brick veneer gymnasium
- **Layout:**
 - Open floor plan
 - Performing arts stage
 - Storage area
 - Restrooms
 - Two upstairs storage rooms
- **Finishes:**
 - Painted or linoleum tile floors
 - Wood paneled walls
 - Painted wood paneled bow-string ceiling
 - Ceiling-mounted fluorescent light fixtures

PARCEL II

Address: 2205 Exchange Avenue & 1201 S. Youngs Boulevard, Oklahoma City, OK 73108

Location: Northeast Corner of Exchange Avenue and South Youngs Boulevard

Land Area: 0.80 acres (35,000 square feet)

Building Area: 17,611 square feet

Legal Description:

All of Lots 1-5 and Lots 25-29, Block 7, Stockyards Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Building Three: Main Dormitory (GRM) - 13,397 SF

- **Configuration:** Two-story brick veneer, concrete block, and vinyl siding special purpose building
- **First Floor Layout:**
 - Lobby
 - TV room
 - Two large open dormitory rooms
 - Restrooms with showers
 - Laundry room

- Utility closet
- 10 private bedrooms
- 2 offices
- Kitchen
- Dining room
- **Second Floor Layout:**
 - 11 private bedrooms
- **Finishes:**
 - Painted concrete or tile floors
 - Painted gypsum board or wood paneled walls
 - Drop grid ceilings or painted gypsum board ceilings
 - LED and fluorescent light fixtures
 - Central heat and air conditioning

Building Four: Church - 2,904 SF

- **Configuration:** Single-story wood frame with stucco cladding
- **Layout:**
 - Sanctuary
 - 1 classroom
 - 2 restrooms
 - Storage room
- **Finishes:**
 - Carpet or tile floors
 - Painted gypsum board walls and ceilings
 - Incandescent light fixtures
 - Central heat and air conditioning

Building Five: Residential House - 1,310 SF

- **Configuration:** Single-story wood frame with wood siding
- **Layout:** 2 bedroom/1 bathroom single-family dwelling
- **Finishes:**
 - Painted concrete or linoleum tile floors
 - Painted gypsum board walls and ceilings
 - Incandescent light fixtures
 - Window unit air conditioning (no central HVAC)

SITE IMPROVEMENTS

- Approximately 14,000 square feet of asphalt-concrete paving
- 21 striped parking spaces
- Detached metal carport
- Pole mounted signage
- Minimal landscaping
- **Topography:** Level at street grade to slightly sloping
- **Lot Shape:** Irregular

BUILDING AREA SUMMARY

Parcel I Buildings:

- Building One (BMK): 7,059 SF
- Building Two (Gym): 3,480 SF
- **Parcel I Total: 10,539 SF**

Parcel II Buildings:

- Building Three (GRM): 13,397 SF
- Building Four (Church): 2,904 SF
- Building Five (House): 1,310 SF
- **Parcel II Total: 17,611 SF**

GROSS BUILDING AREA: 28,150 SF

PROPERTY HIGHLIGHTS

- ✓ Prime corner locations in historic Stockyards District
- ✓ High visibility on Exchange Avenue and South Youngs Boulevard
- ✓ 1.36 acres with 28,150 SF of building space
- ✓ Multiple buildings offering versatile uses
- ✓ 21 parking spaces plus additional paved areas
- ✓ all parcels included
- ✓ Excellent redevelopment opportunity

POTENTIAL USES

This versatile multi-building campus offers numerous redevelopment opportunities:


- Multi family residential conversion
- Medical/healthcare facility
- Community center or nonprofit campus
- Mixed use development
- Religious or educational facility
- Hospitality or event venue
- Office complex

Property contains abandoned underground storage tanks from prior gas station use. Tanks were grandfathered in and not required to be removed at the time they were decommissioned. Buyer to conduct any desired due diligence.

LISTING AGENT

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For showing appointments, or to submit an offer, please contact Chotsie Barnes.

Disclaimer: All information is deemed reliable but not guaranteed. Buyers should verify all information including measurements, square footage, and property conditions through their own due diligence.