



Executive Summary

901 NW 25th St presents a rare opportunity to acquire a stabilized, high-cash-flow asset in the heart of Oklahoma City's urban core. This 30,000 SF facility is uniquely positioned as a dual-purpose Senior Living and Warehouse complex. With a NNN lease structure and a monthly rent of \$29,000, this property offers an investor passive income with minimal management oversight.

The Asset

- **Building Size:** 30,000 SF Total
- **Tenant Structure:** NNN (Tenant responsible for all repairs/maintenance except the roof).
- **Value-Add Potential:** The property includes a **4,000 SF vacant basement**. This space is prime for conversion into climate-controlled storage, resident amenities, or additional leasable flex space, providing immediate upside potential.
- **Configuration:** The facility features a blend of residential senior care units and functional warehouse/industrial space, catering to two of the most resilient sectors in the current real estate market.

Location & Market Growth

Situated in the vibrant Uptown/Paseo area, the property benefits from Oklahoma City's "Core to Shore" and urban infill momentum.

- **The Paseo Arts District:** Located just blocks away, this area has seen a massive influx of boutique retail and luxury residential renovations.
- **Gentrification & Development:** The surrounding neighborhood is experiencing significant "hip-pocket" growth, with local developers converting older industrial assets into creative offices and high-end lofts.
- **Infrastructure:** Proximity to the NW 23rd St corridor ensures easy access to the city's best dining and the State Capitol complex, making it a highly desirable location for specialized care facilities.

Exclusively offered by:

Tania Lavi

Senior Commercial Advisor

405-476-5284 tania.lavi@kwcommercial.com



STABILIZED NNN INVESTMENT OPPORTUNITY

901 NW 25th St, Oklahoma City, OK 73106

30,000 SQ FT | MIXED-USE SENIOR LIVING & WAREHOUSE

INVESTMENT HIGHLIGHTS

- **STABLE INCOME:** \$29,000 Monthly Rental Rate (\$348,000 Gross Annual).
- **LOW LANDLORD OVERHEAD:** NNN Lease Structure; Tenant handles all repairs except for the roof.
- **IMMEDIATE UPSIDE:** 4,000 SF Vacant Basement ready for build-out or additional storage income.
- **DIVERSIFIED RISK:** Unique combination of healthcare-related residential and industrial warehouse space.

LOCATION ADVANTAGE

- **PASEO ARTS DISTRICT:** Located in one of OKC's most historic and rapidly appreciating submarkets.
- **GROWTH CORRIDOR:** Benefit from the continued revitalization of the Uptown 23rd Street area.
- **DEMOGRAPHICS:** Strategically located near the OU Health Sciences Center and major transit veins.

PROPERTY SPECS

- **Total SF:** 30,000
- **Bonus SF:** 4,000 (Basement)
- **Lease Type:** NNN
- **Zoning:** Commercial / Mixed-Use

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