

12312 ST. ANDREWS DR.

OKLAHOMA CITY, OK 73120

## Main Building ±6,334 SF



## Annex ±3,481 SF



### MAIN BUILDING UPGRADES

- New 15 year roof transferable for \$500
- New flooring: carpet/vinyl
- New paint

### PROPERTY DESCRIPTION

This unique office property consists of the Main building (2-story) that seamlessly connects to the Annex building. Ample surface parking adjacent to the property and building signage opportunities.

**The Annex could be leased separately from the Main Building providing income to the property owner.**

6,334 SF Main building 2 floors (3,167 SF each floor) with elevator; built in 1985  
 3,481 SF Annex building; built in 2000  
 9,815 SF TOTAL

### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Sale Price:    | \$1,799,000       |
| Building Size: | 9,815 SF          |
| Main Building: | 6,334 SF          |
| Annex:         | 3,481 SF          |
| Price / SF:    | \$183.29          |
| Zoning:        | Commercial Office |
| Market:        | Northwest OKC     |

### LOCATION OVERVIEW

The NW Corner of Lake Hefner Parkway and North 122nd Street adjacent to The Greens neighborhood. Easily accessible via Lake Hefner Parkway, 122nd Street, Kilpatrick Turnpike and I-44.

#### TOM FIELDS

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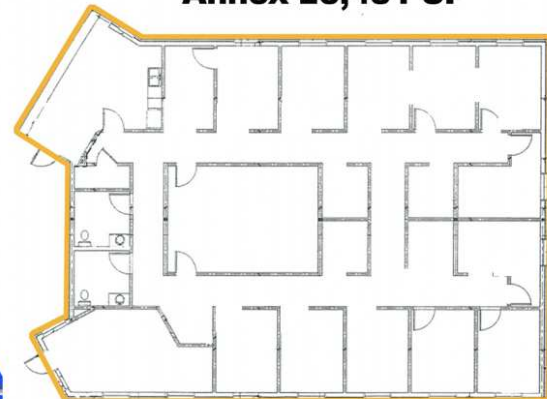
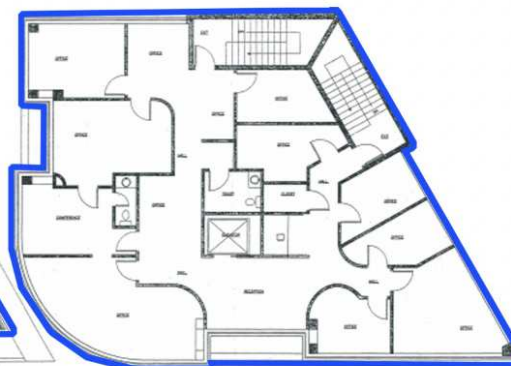
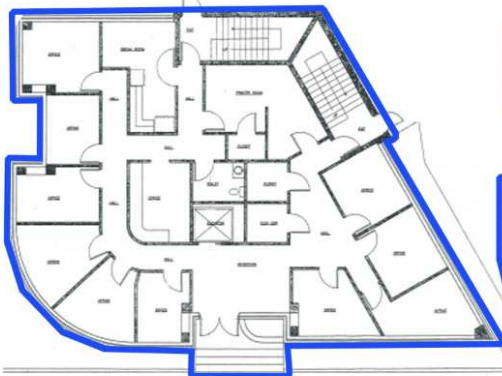


### Main Building

1st Floor ±3,167 SF

2nd Floor ±3,167 SF

Annex ±3,481 SF



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AND COMPANY