

FOR SALE - \$5,900,000

601 & 621 N Oklahoma Ave, Oklahoma City, OK

MULTIFAMILY/OFFICE/STORAGE

2.33 AC / 101,500 SF



- Vacant buildings - great opportunity for owner/occupant or redevelopment
- Two warehouses: 15,000 SF & 16,106 SF
- Metal building: 2,592 SF
- Property footprint: 2.33 AC / 101,500 SF
- Raw land: 1.56 AC / 67,802 SF (MOL)
- Zoning: SPUD (Simplified Planned Unit Development) with DHSA (Downtown Highway Scenic Area) overlay.
 - Underlying zone: DBD (Downtown Business District). Agricultural use permitted.



For More Information, Contact:

Troy Humphrey 405-219-7500 thumphrey@LRCRE.com

114 N.W. 6th Street, Suite 206
Oklahoma City, OK 73102
Office: 405.231.5700
www.LRCRE.com



The information above is believed to be accurate and reliable but is not warranted and may change without notice. Land Run Commercial Real Estate Advisors, LLC makes no guarantees, warranties or representations about the property and recommends buyer's independent investigation as to the accuracy thereof.

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Traffic Counts

NE 6th St: 6,910 +/- vehicles per day
NE 5th St: 7,300 +/- vehicles per day
N Oklahoma Ave: 3,900 +/- vehicles per day

2,592 SF

Property Footprint:
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Access from I-235
Via 6th St & Harrison Exits



Access to I-235
Via NE 5th St



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601 N Oklahoma Ave



Building Information

- 15,000 SF Warehouse + 2,592 SF Metal Building
- Year built: 1930
- Floor to beam: 11'10"
- Floor to roof deck: 17'2"
- Land has 3 points of ingress/egress; two from NE 5th St and one from N Oklahoma Ave

5 Grade Level, Commercial Roll-Up Doors	Height	Width
East-Facing, Southerly Door	13' 5"	11' 9"
East-Facing, Middle Door	13' 5"	13' 9"
East-Facing, Northerly Door	13' 0"	11' 10"
South-Facing Door	12' 4"	12' 0"
West-Facing Door	11' 10"	14' 2"



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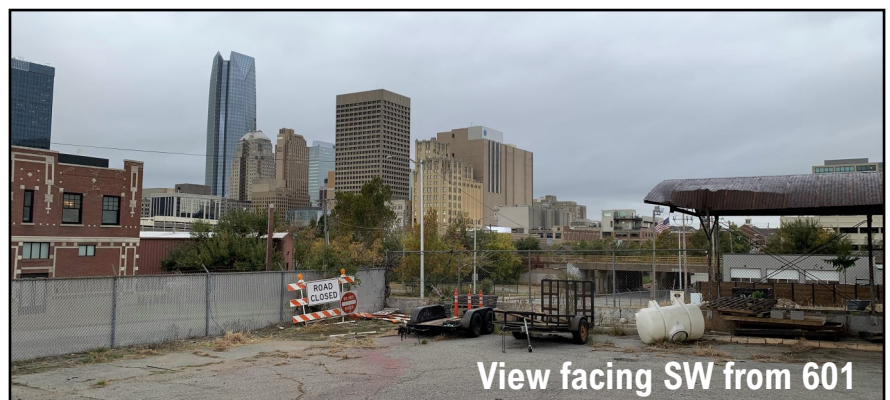
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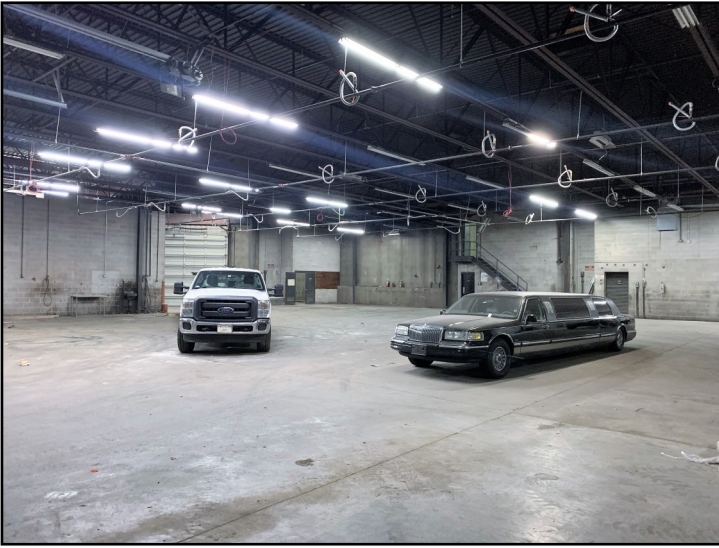
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621 N Oklahoma Ave



Building Information

- Building size: 16,106 SF
- Year built: 1971
- Three levels: Ground floor, lower & upper level
- Floor to roof deck: 16' 0" at bottom chord
- Land/parking lot has two points of ingress/egress; one from NE 6th St and one from N Oklahoma Ave

7 Grade Level, Commercial Roll-Up Doors	Height	Width
5 East-Facing Doors	14' 0"	18' 1"
1 North-Facing Door	14' 0"	20' 2"
1 Southwest-Facing Door	14' 0"	20' 6"



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SITE



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Neither the Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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