

FOR SALE



701 - 715 N.
YORK STREET

701 N YORK ST, MUSKOGEE, OK 74403



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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PROPERTY DESCRIPTION

This retail property sit on approximately .6 Acres and is uniquely situated in a manner where the property front 3 different streets. The property is zoned Local Commercial and fronts Washington, Fredonia & N York Street. The property has 2 exits and 2 entrances also well as a drive-thru lane for its quick-service restaurant.

There are five separate tenants across three buildings, all of which have in place a triple net lease, with an average expiration date of 1/30/2026. This prime investment includes income-producing buildings on strategically positioned property, ideal for stabilized income and future redevelopment. With its optimal positioning and existing income potential, this property is a dream for investors and developers alike. Capitalize now on this exceptional opportunity.

PROPERTY HIGHLIGHTS

- 200' of frontage on York Street and Washington with 129' that fronts Fredonia Street.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$315,000 |
| Number of Units: | 5 |
| Lot Size: | 25,744 SF |
| Building Size: | 7,589 SF |
| NOI: | \$22,060.00 |
| Cap Rate: | 7.0% |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 279 | 1,039 | 3,914 |
| Total Population | 624 | 2,383 | 9,428 |
| Average HH Income | \$64,049 | \$64,452 | \$64,224 |

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OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$315,000 |
| Building Size: | 7,589 SF |
| Available SF: | 0 SF |
| Lot Size: | 25,744 SF |
| Number of Units: | 5 |
| Price / SF: | \$41.51 |
| Cap Rate: | 7.0% |
| NOI: | \$22,060 |
| Year Built: | 1980 |
| Renovated: | 2016 |
| Zoning: | E1 |

PROPERTY OVERVIEW

This retail property sits on approximately .6 Acres and is uniquely situated in a manner where the property fronts 3 different streets. The property is zoned Local Commercial and fronts Washington, Fredonia & N York Street. The property has 2 exits and 2 entrances as well as a drive-thru lane for its quick-service restaurant.

There are five separate tenants across three buildings, all of which have in place a triple net lease, with an average expiration date of 1/30/2026. This prime investment includes income-producing buildings on strategically positioned property, ideal for stabilized income and future redevelopment. With its optimal positioning and existing income potential, this property is a dream for investors and developers alike. Capitalize now on this exceptional opportunity.

PROPERTY HIGHLIGHTS

- 200' of frontage on York Street and Washington with 129' that fronts Fredonia Street.
- Potential for redevelopment
- Corner lot
- Close to Muskogee Public Schools

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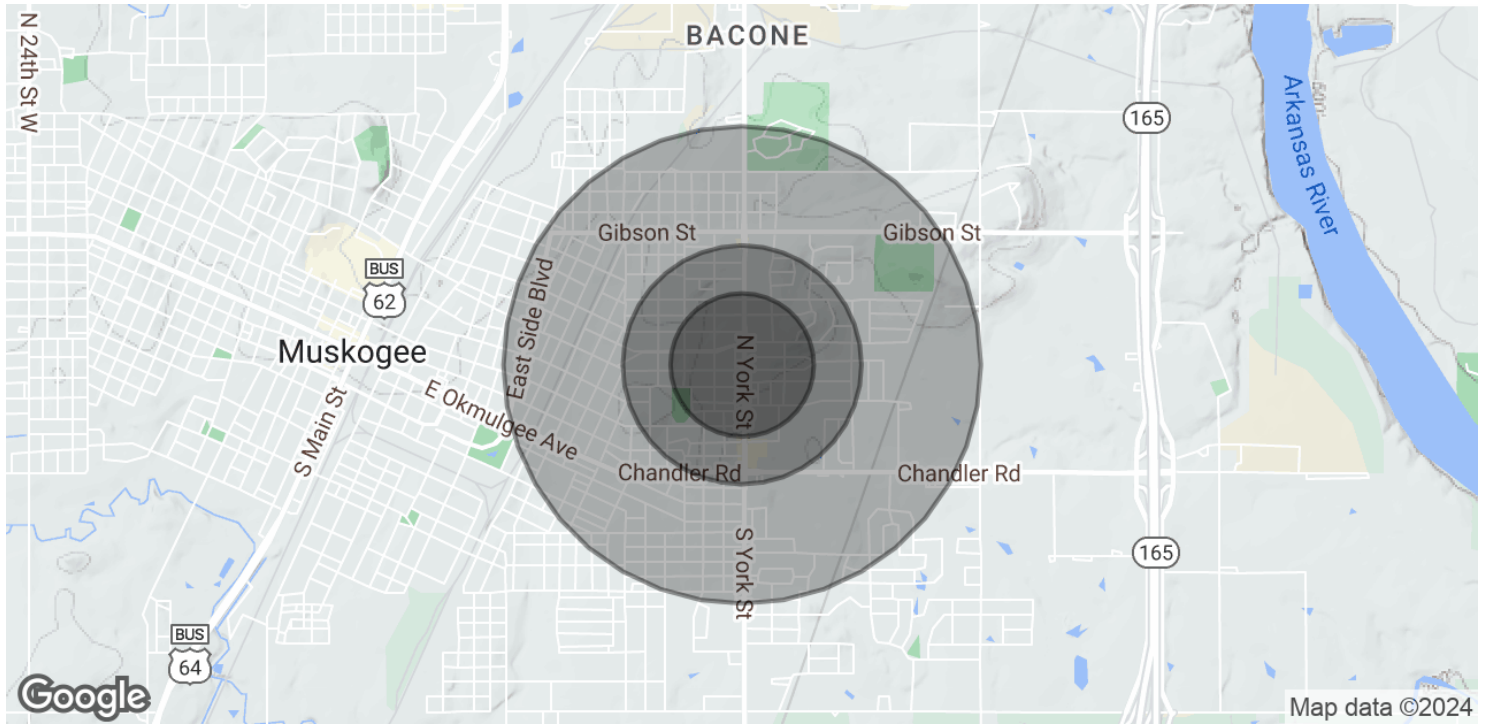
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Population | 624 | 2,383 | 9,428 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 43 | 42 | 43 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 279 | 1,039 | 3,914 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$64,049 | \$64,452 | \$64,224 |
| Average House Value | \$119,887 | \$122,498 | \$126,147 |

Demographics data derived from AlphaMap