

A RESTAURANT/RETAIL LEASE OPPORTUNITY

746 ASP AVE

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

(405) 640-6167 office

(405) 640-6167 cell

jjhatfield@equityrealty.net



OFFERING SUMMARY

Available SF:	3,330 SF
Building Size:	2,647 SF
Patio Size:	683 SF
Lease Rate (Building):	\$20.00/SF NNN
Lease Rate (Patio):	\$10.00/SF
NNN Rates:	
CAM:	\$230.00/mo.
Insurance:	\$327.88/mo.
Taxes:	\$371.30/mo.
Year Built/Renovated:	1920 / 2022
Zoning:	C-3 Commercial

PROPERTY HIGHLIGHTS

- Restaurant/Retail Space on the University of Oklahoma's Historic Campus Corner
- Located on Asp Ave & White Street - North of Boyd Street and East of Buchanan Ave
- Ideal Gameday Location - OU is officially part of the SEC as of July 2024
- Renovated in 2022 - Former "Hurts Donut Company"
- 1,000 Gallon Grease Trap Maintained by Baker Brothers
- Ample Parking - Large Lot in Front of Building & Street Parking Available
- Near the Brand New NOUN Hotel - a Four-Story Boutique Hotel Located on S University Blvd
- Campus Corner includes National & Regional Tenants (map on pg. 8)
- Judy J. Hatfield, Broker / Owner

JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

746 ASP AVE
NORMAN, OK 73069

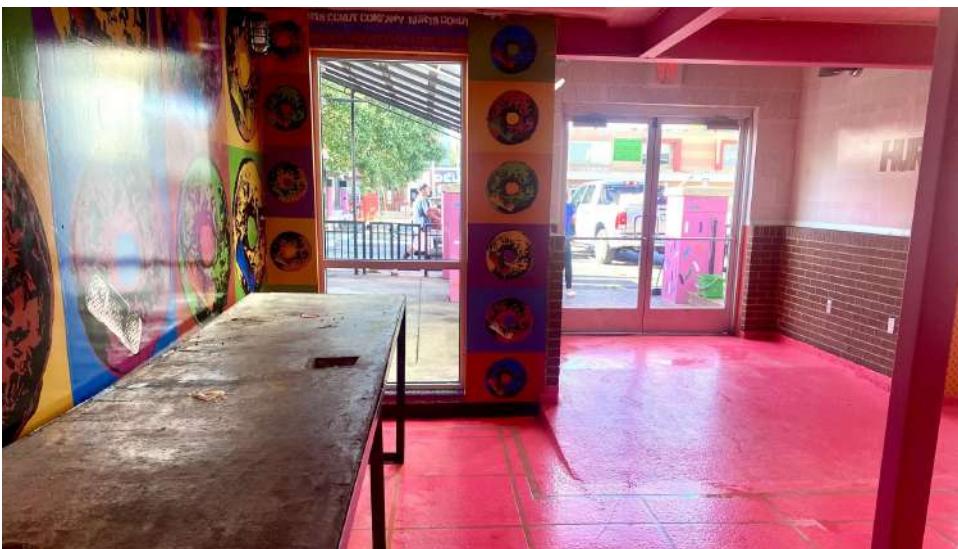


JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

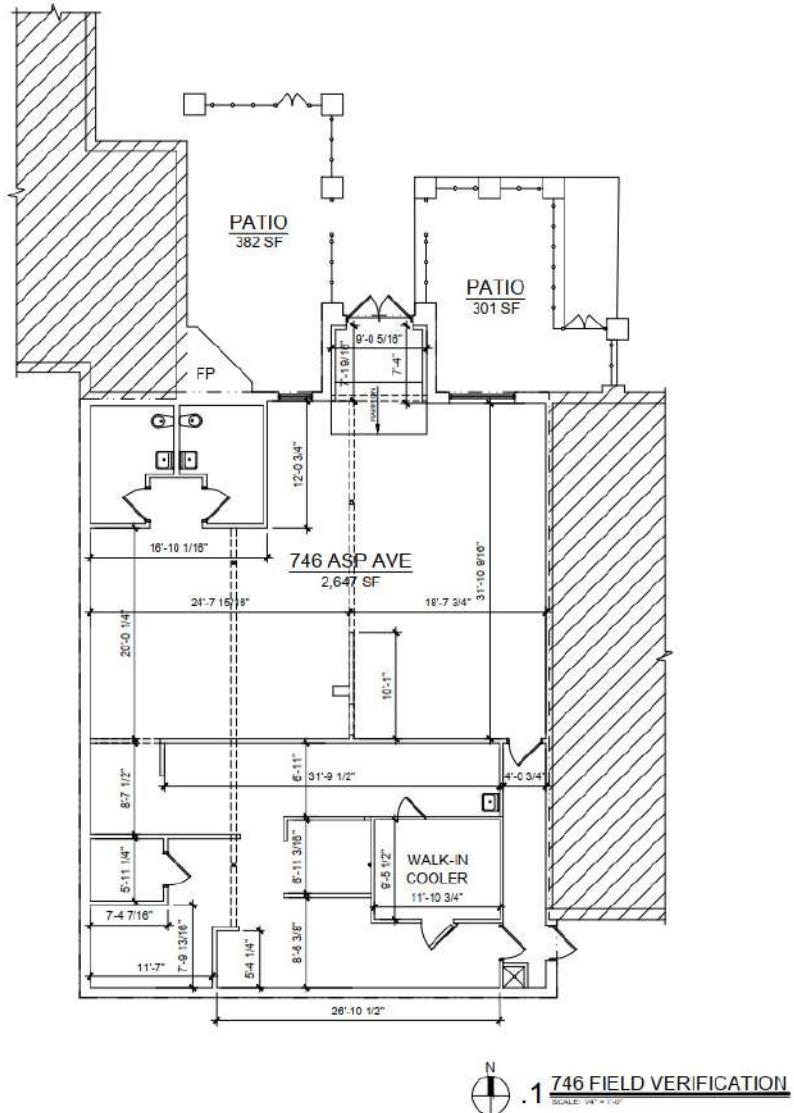


JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



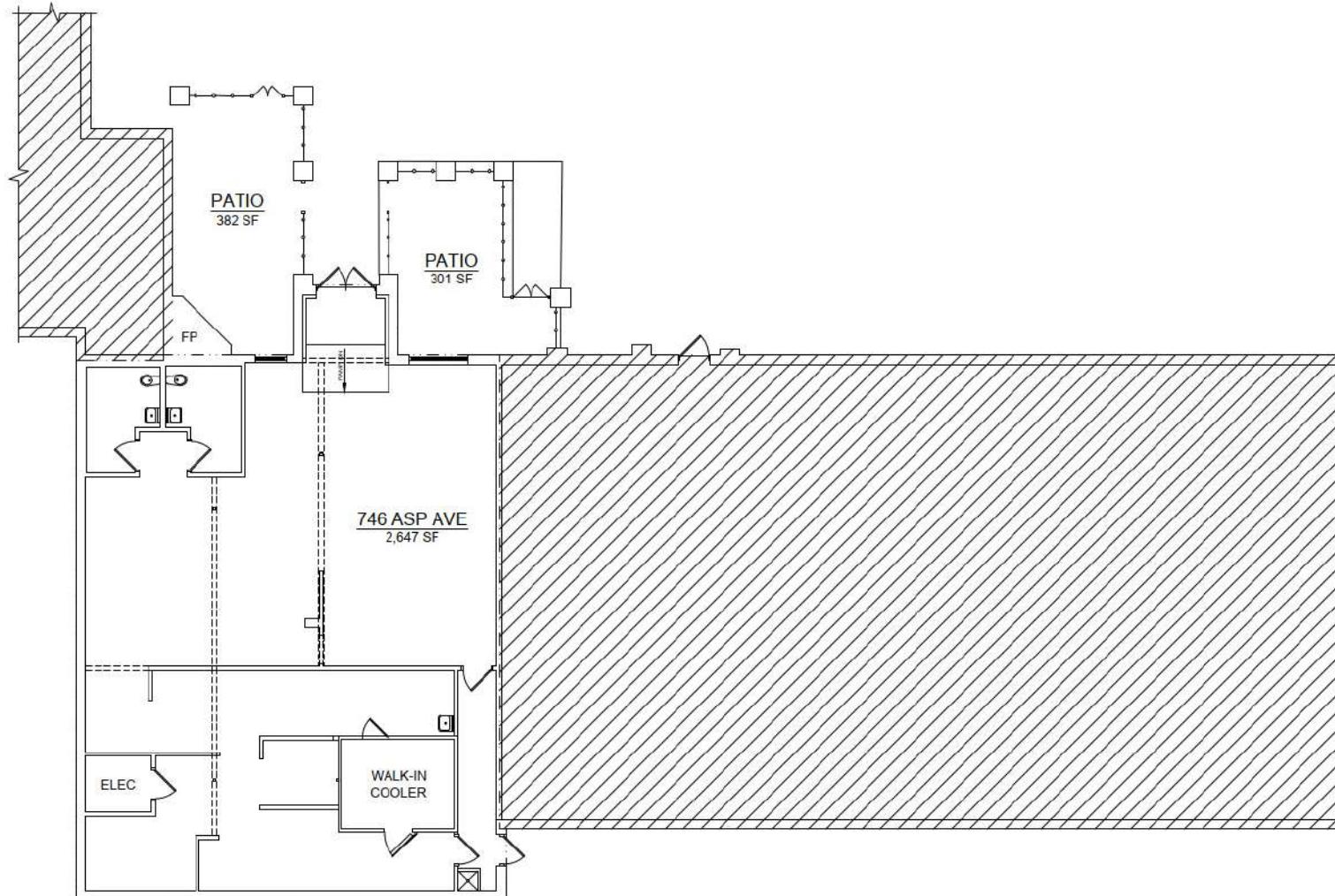
JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC
jjhatfield@equityrealty.net

(405) 640- 6167 cell
(405) 640- 6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



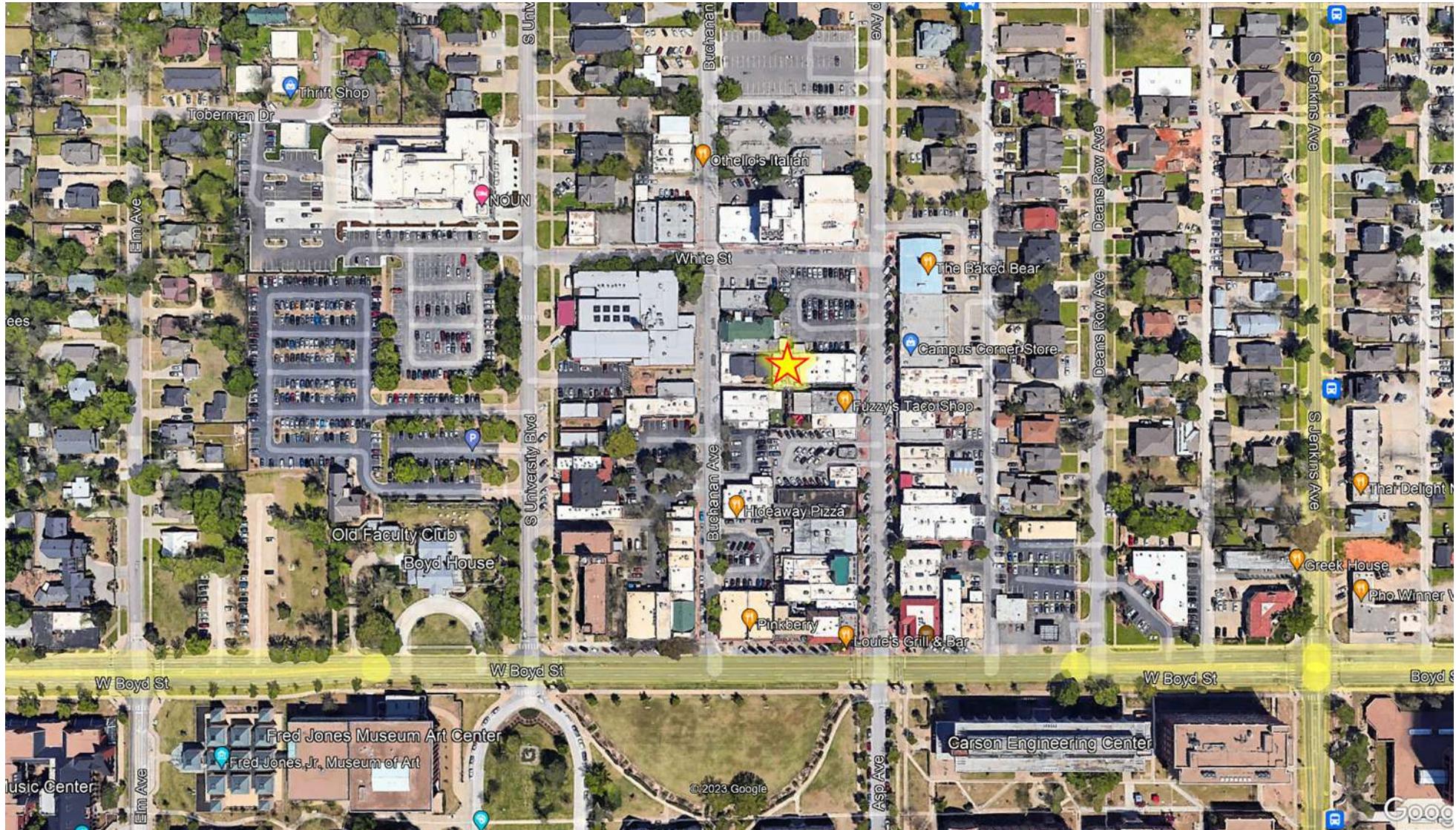
N .1 746 FIELD VERIFICATION
SCALE: 1/8" = 1'-0"

JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
 jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.



JUDY J. HATFIELD, CCIM

Founding Principal

Equity Commercial Realty Advisors, LLC (405) 640-6167 cell
jjhatfield@equityrealty.net (405) 640-6167 office

The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.