

For Sale

6810-6850 NW 23rd St.
Bethany, OK 73008



PROPERTY INFORMATION:

| | |
|------------------|-----------------------------------|
| Address: | 6810-6850 NW 23 rd St. |
| City/State/Zip | Bethany, OK 73008 |
| Sales Price: | \$1,562,500 |
| NOI: | \$125,000 |
| CAP Rate: | 8.0% |
| Building Size SF | 18,200 |
| Price \$PSF: | \$85.85 |
| Total Units: | 13 Units – 12 Tenants |
| Unit Dimensions: | 25' x 45' +/- |
| Year Built: | 1984 |
| Lot Size: | 1.96 ac. |
| Lease Type | Gross |
| Occupancy: | 88% (1 vacancy) |

PROPERTY DESCRIPTION

Peach Tree Center is an 18,200 sf mixed use retail and office shopping center. There are a total of 13 units (some combined) with 12 current tenants. The property consists of three (3) separate brick buildings and sits on approx. 1.96 acres. The leases are currently all base rent only (no NNN), with one vacancy of 1,200 sf, giving new ownership the ability to modify the leases over time to true NNN and increase the NOI and cash flow. There are two (2) ingress/egress driveways fronting on NW 23rd, one pylon sign and two buildings have newer TPO roofs (3 yrs. approx.) A going in CAP rate of 8% with substantial upside to generating more revenue thru active management makes this a very attractive asset for any investors portfolio. *The Parking lot was repaved and re-stripped February 2025.*

LOCATION

Just east of Rockwell on NW 23rd St., in Bethany, Oklahoma

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|
| Total Households | 5,500 | 30,200 | 71,600 |
| Total Population | 15,300 | 80,200 | 184,400 |
| Average HH Income | \$59,000 | \$58,200 | \$68,500 |



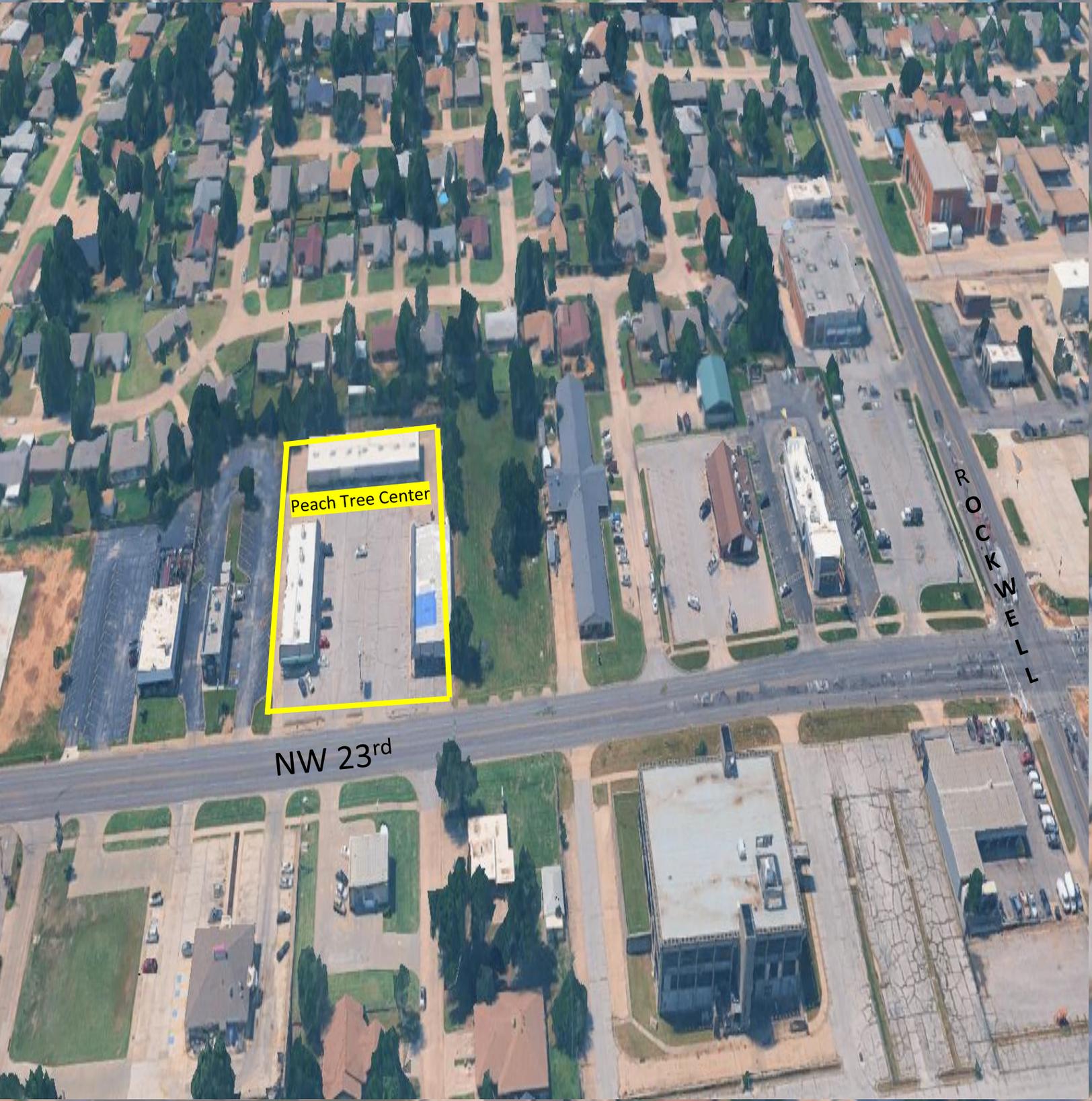
CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
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4200 28th Ave. NW



Location Map



Peach Tree Center

NW 23rd

ROCKWELL



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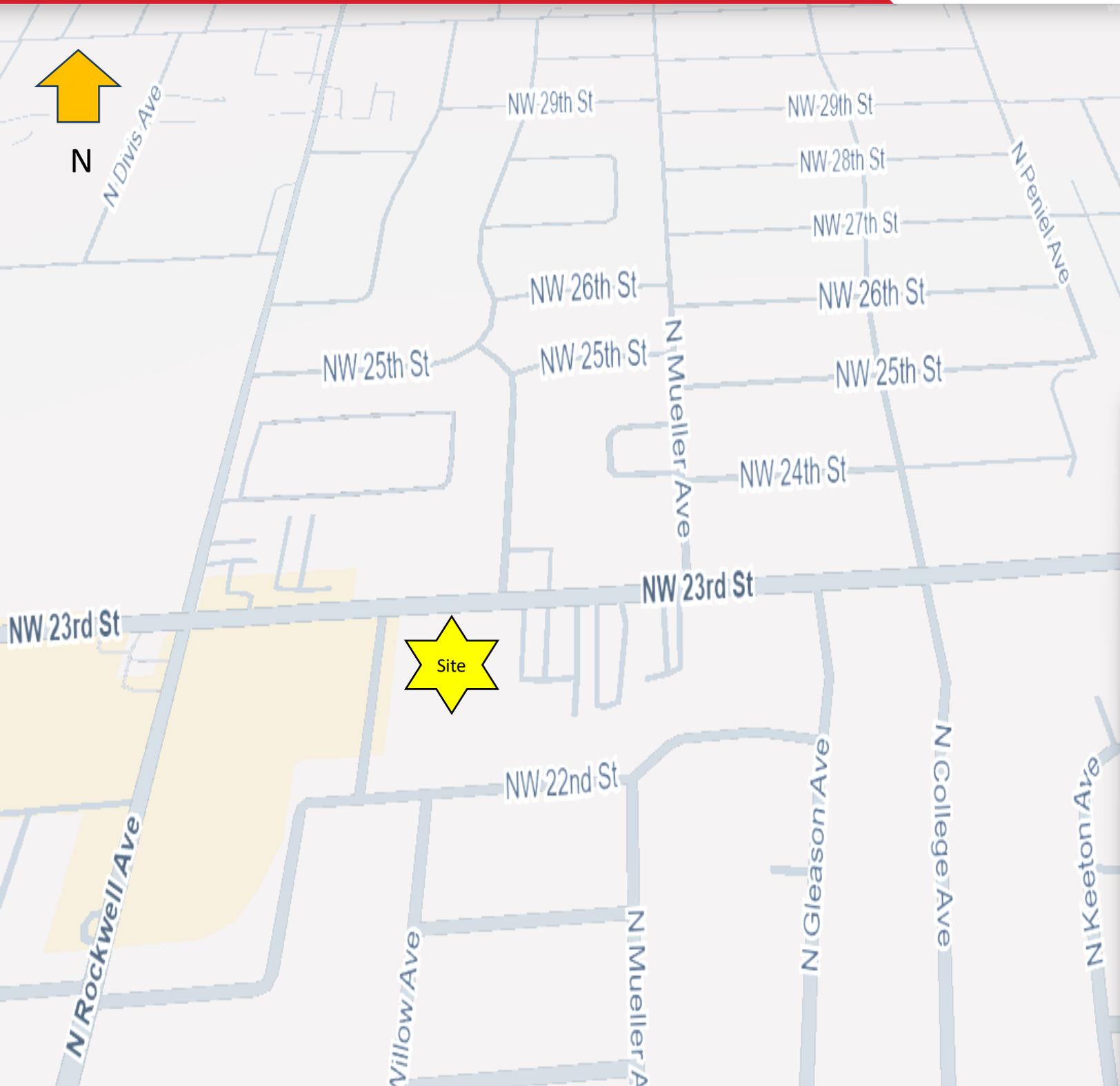
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