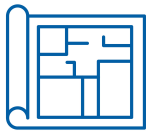


FOR SALE | 12000 N Virginia Ave

Oklahoma City, OK 73120

WIGGIN
PROPERTIES, LLC



2,472

Square feet
Building Size



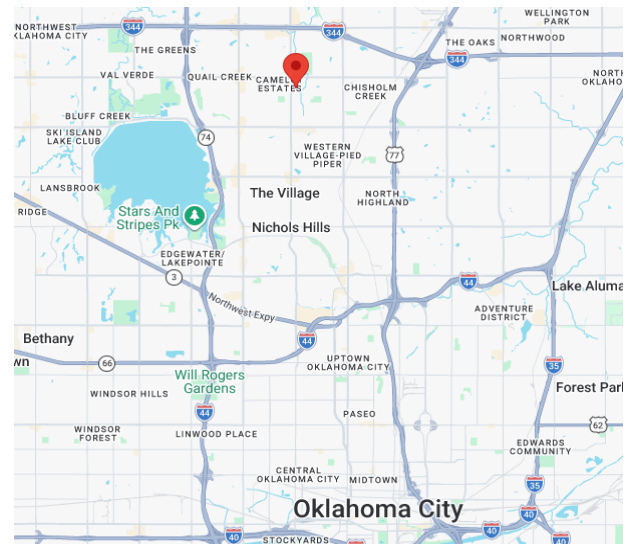
\$559,035

7.5% Cap Rate
Sale Price



Office

Gross Leased
Property Type



HIGHLIGHTS

- ✓ Excellent location: stand-alone building
- ✓ Multiple offices with a conference room
- ✓ Commercial rated kitchen
- ✓ New roof and many recent upgrades
- ✓ Childcare tenant: 3-year lease, annual rent increases

AREA DEMOGRAPHICS

	2024	1 Mile	3 Miles	5 Miles
Total Households		10,317	43,824	107,878
Total Population		24,864	107,251	265,527
Median HH Income		\$52,314	\$76,759	\$75,266

Michael Raff

VP of Brokerage

405.418.7118

mraff@wigginprop.com

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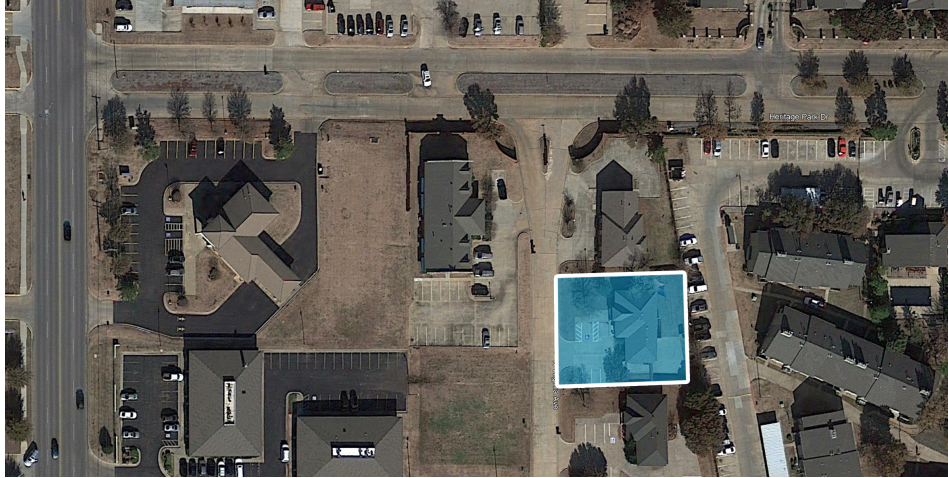
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PROPERTY OVERVIEW

Wonderful office building located at NW 122nd and N Pennsylvania in Oklahoma City. The building consists of 2,472 square feet with multiple bathrooms, offices, and a commercial rated kitchen. The current tenant is a childcare learning development center.

AERIAL VIEW



AREA MAP



Michael Raff

VP of Brokerage

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mraff@wiggprop.com

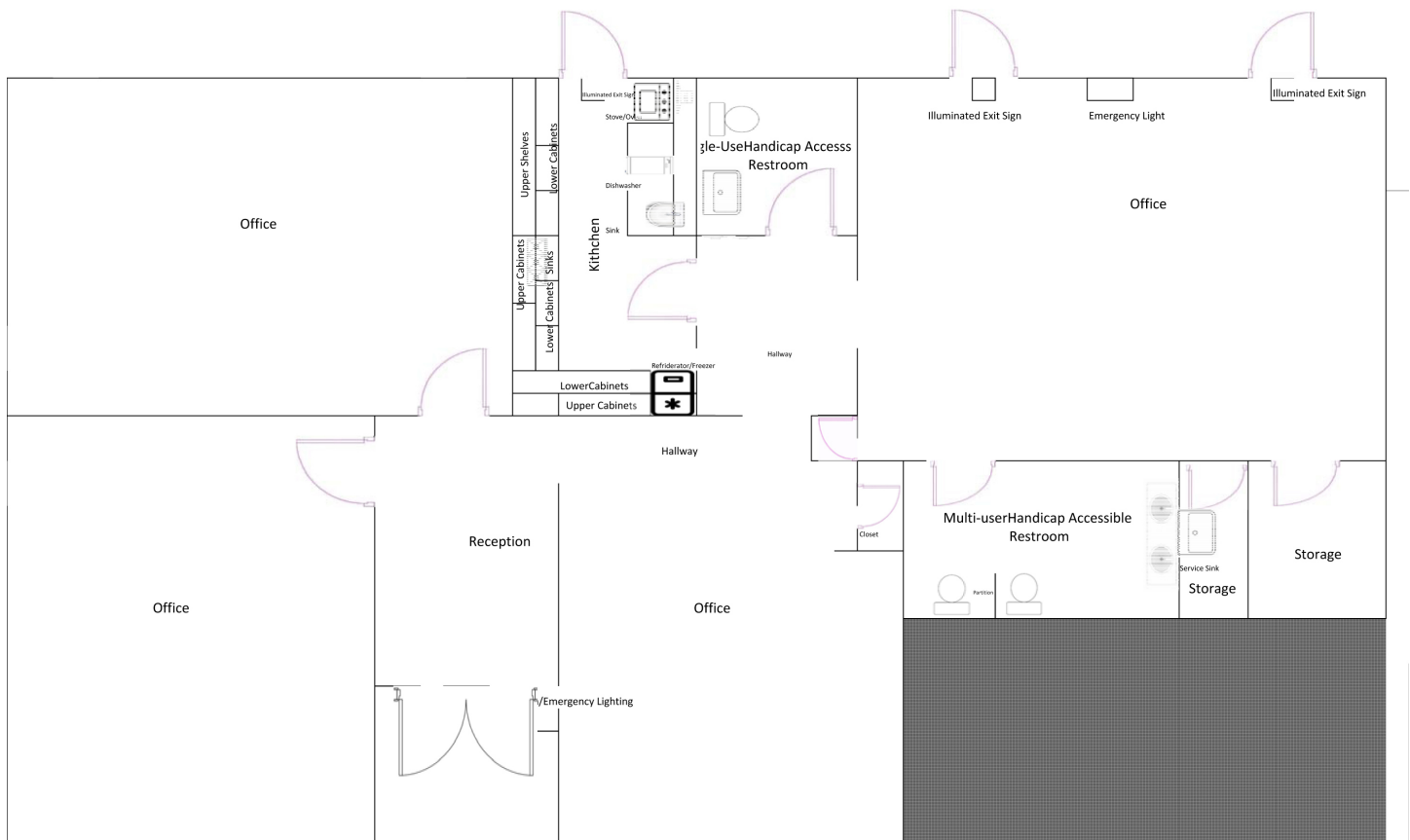
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FLOOR PLAN



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