

12312 ST. ANDREWS DR.

OKLAHOMA CITY, OK 73120

Main Building ±6,334 SF



Annex ±3,619 SF



MAIN BUILDING UPGRADES

- New 15 year roof transferable for \$500
- New flooring: carpet/vinyl
- New paint

PROPERTY DESCRIPTION

This unique office property consists of the Main building (2-story) that seamlessly connects to the Annex building. Ample surface parking adjacent to the property and building signage opportunities.

The Annex could be leased separately from the Main Building providing income to the property owner.

6,334 SF Main building 2 floors (3,167 SF each floor) with elevator; built in 1985
3,619 SF Annex building; built in 2000
9,953 SF TOTAL

OFFERING SUMMARY

Sale Price:	\$1,649,000
Building Size:	9,953 SF
Main Building:	6,334 SF
Annex:	3,619 SF
Price / SF:	\$165.68
Zoning:	Commercial Office
Market:	Northwest OKC

LOCATION OVERVIEW

The NW Corner of Lake Hefner Parkway and North 122nd Street adjacent to The Greens neighborhood. Easily accessible via Lake Hefner Parkway, 122nd Street, Kilpatrick Turnpike and I-44.

TOM FIELDS

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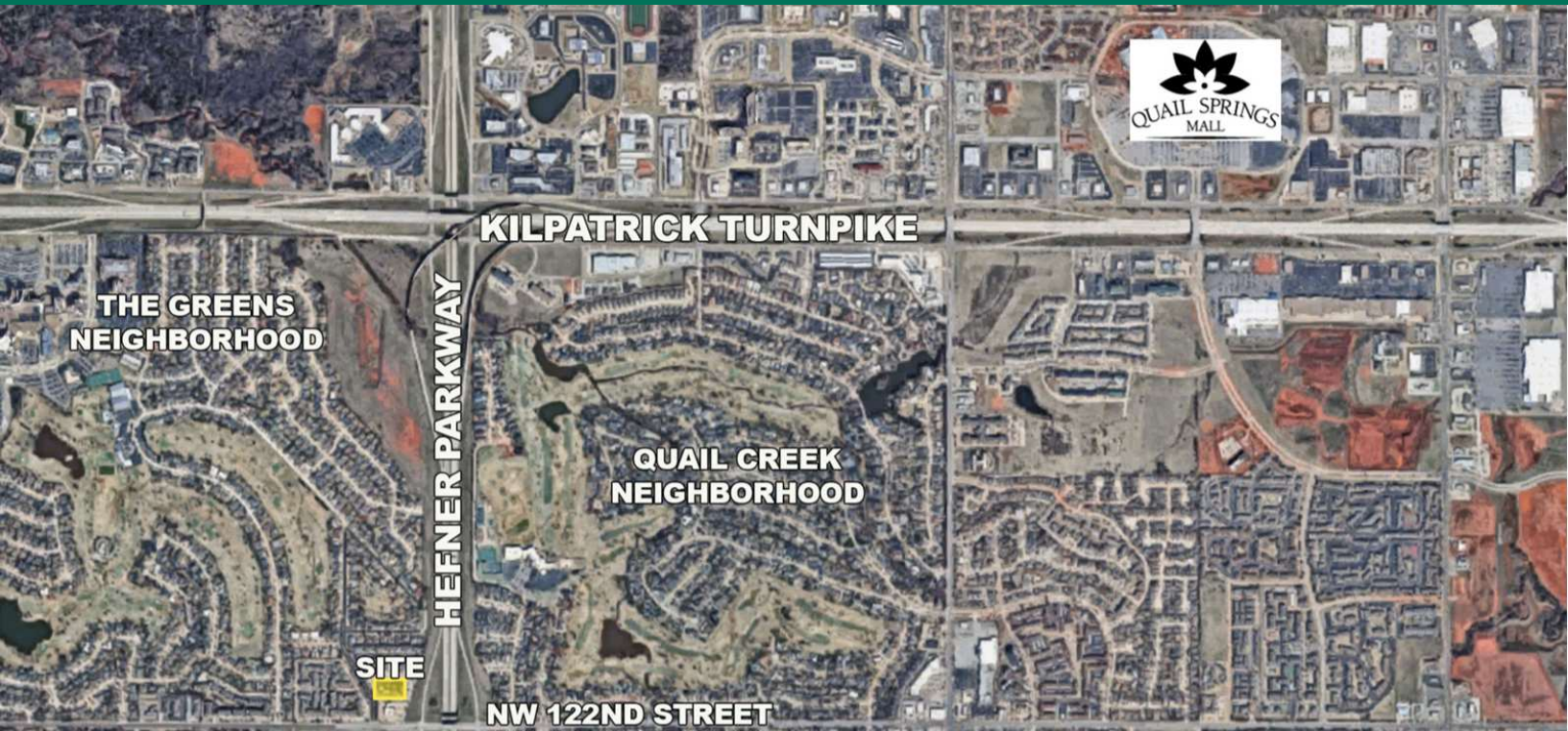
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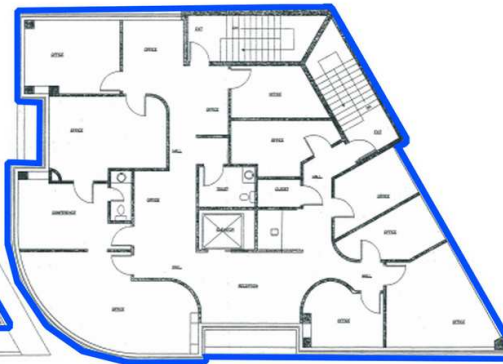
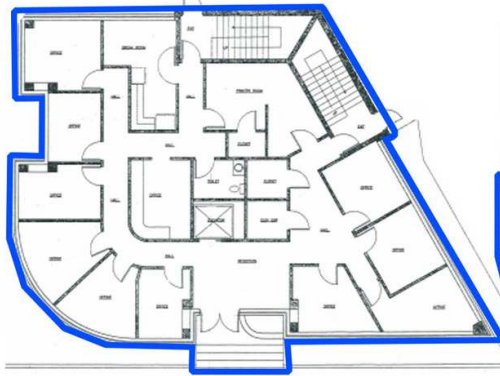
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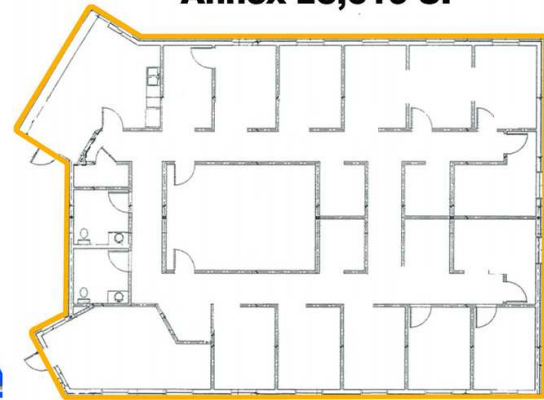
Main Building

1st Floor ±3,167 SF

2nd Floor ±3,167 SF



Annex ±3,619 SF



1st and 2nd Floors must be leased together
New paint, flooring and roof

**Annex can be
leased separately**

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