



**OFFERING SUMMARY**

Sale Price:	\$3,490,000
Building Size:	24,175 SF
Lot Size:	1.286 Acres
Price / SF:	\$144.36
Zoning:	DBD / DP - Downtown Scenic Highway Area
Market:	Downtown OKC

**PROPERTY OVERVIEW**

ABC's warehouse and showroom properties are available for purchase. This location is in close proximity to the City of OKC's largest recent investments: Scissortail Park, Myriad Botanical Gardens, Paycom Center, the new Omni Hotel, the 500,000 SF OKC Convention Center and the OKC Streetcar.

This location is in OKC's Downtown Development Framework, which encourages high intensity mixed use development, like office towers, hotels, and urban residential up to 10 stories. This property has immediate leasing opportunities and long term appreciation as neighboring parcels see development.

Sale does not include the existing business/occupant.

Cell phone revenue is currently \$14,692/year. Tower is eligible for a renewal and expansion that could significantly increase annual revenue and individual parcel marketability.

**PROPERTY HIGHLIGHTS**

- 6,175 SF historic one-story retail building facing S. Walker Avenue built in 1938
- 18,000 SF warehouse and showroom built in 1981
- Parcel with existing cell phone tower lease through 2031
- Paved parking Lot facing Reno
- Two billboards with rental opportunities

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