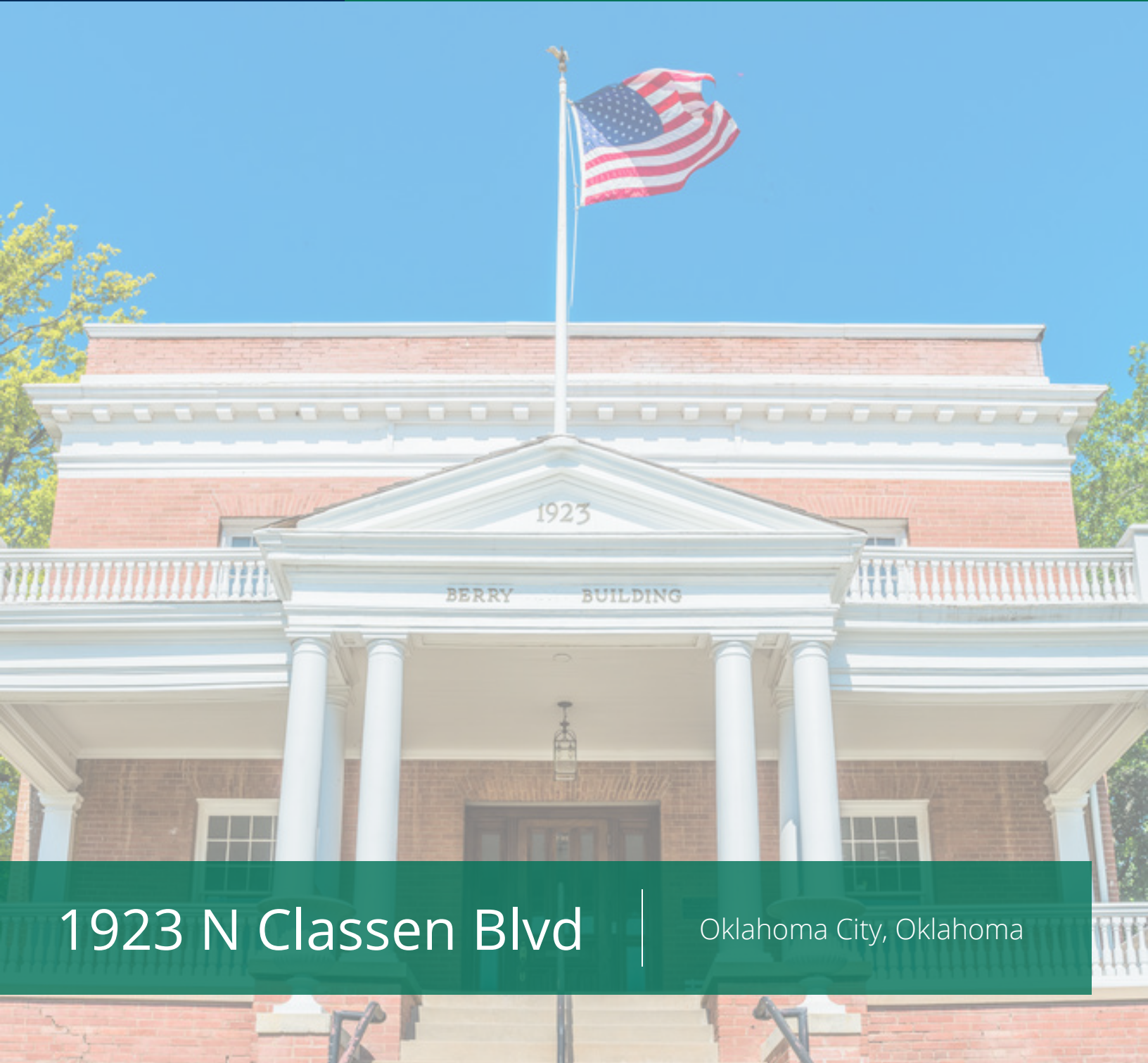


Office Building For Sale

1923 N Classen Blvd Oklahoma City, OK 73106



1923 N Classen Blvd

Oklahoma City, Oklahoma

ALLISON BARTA BAILEY
Price Edwards - Urban
405.239.1245
abailey@pricedwards.com
pricedwards.com



OFFERING SUMMARY

Sale Price:	\$640,000
Building Size:	4,240 SF
Price / SF:	\$150.94
Year Built:	1906
Renovated:	2019

PROPERTY OVERVIEW

Located on North Classen near the Plaza District and Downtown Oklahoma City, this recently-remodeled office building has existing rental income with opportunities for a new owner occupant as well.

Tenants include two long term tenants and several executive suite tenants. Rent roll available upon request.

All three floors are private-office focused floor plans with fresh finishes and historical charm.

PROPERTY HIGHLIGHTS

- Flexibility for an owner/tenant to occupy office space in the building
- New roof Fall 2020
- National Register of Historic Places
- Classen Blvd sign opportunity (approx. 20,000 cars per day)
- On-site private parking lot
- Outdoor patio and garden areas for easy outdoor social distanced meetings

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The Berry

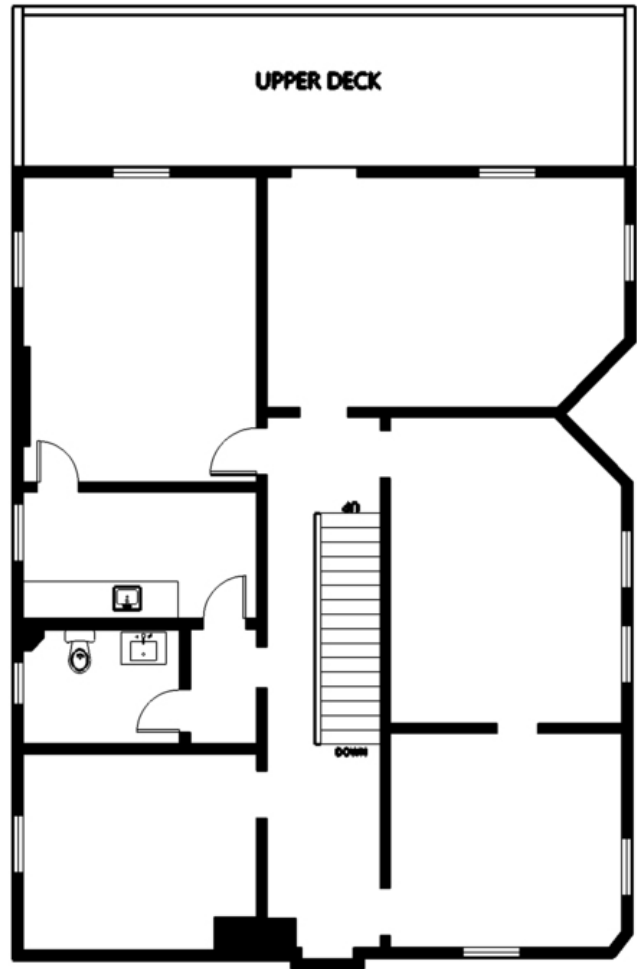
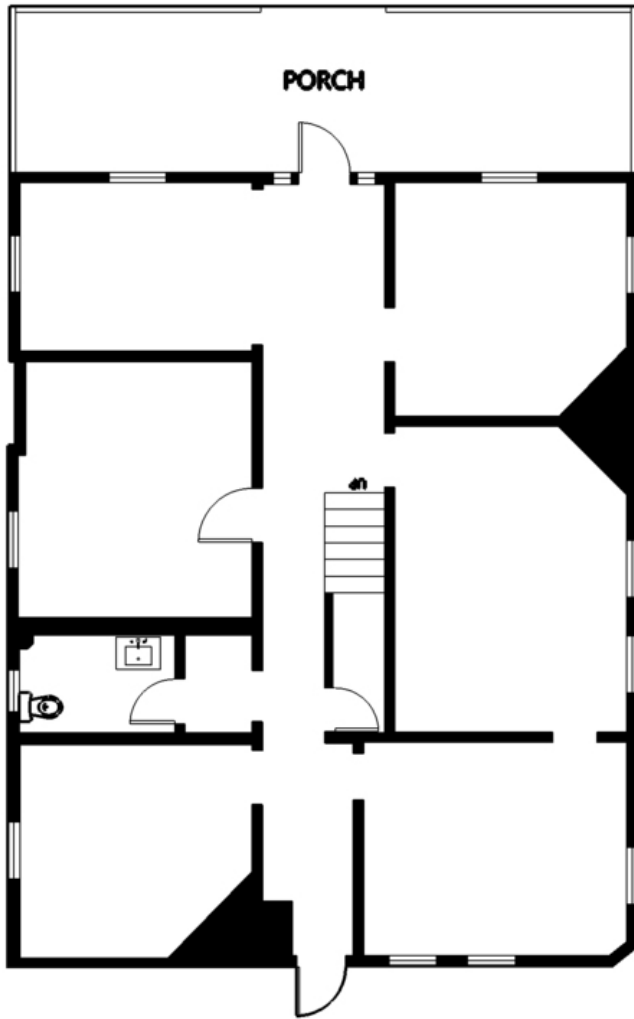
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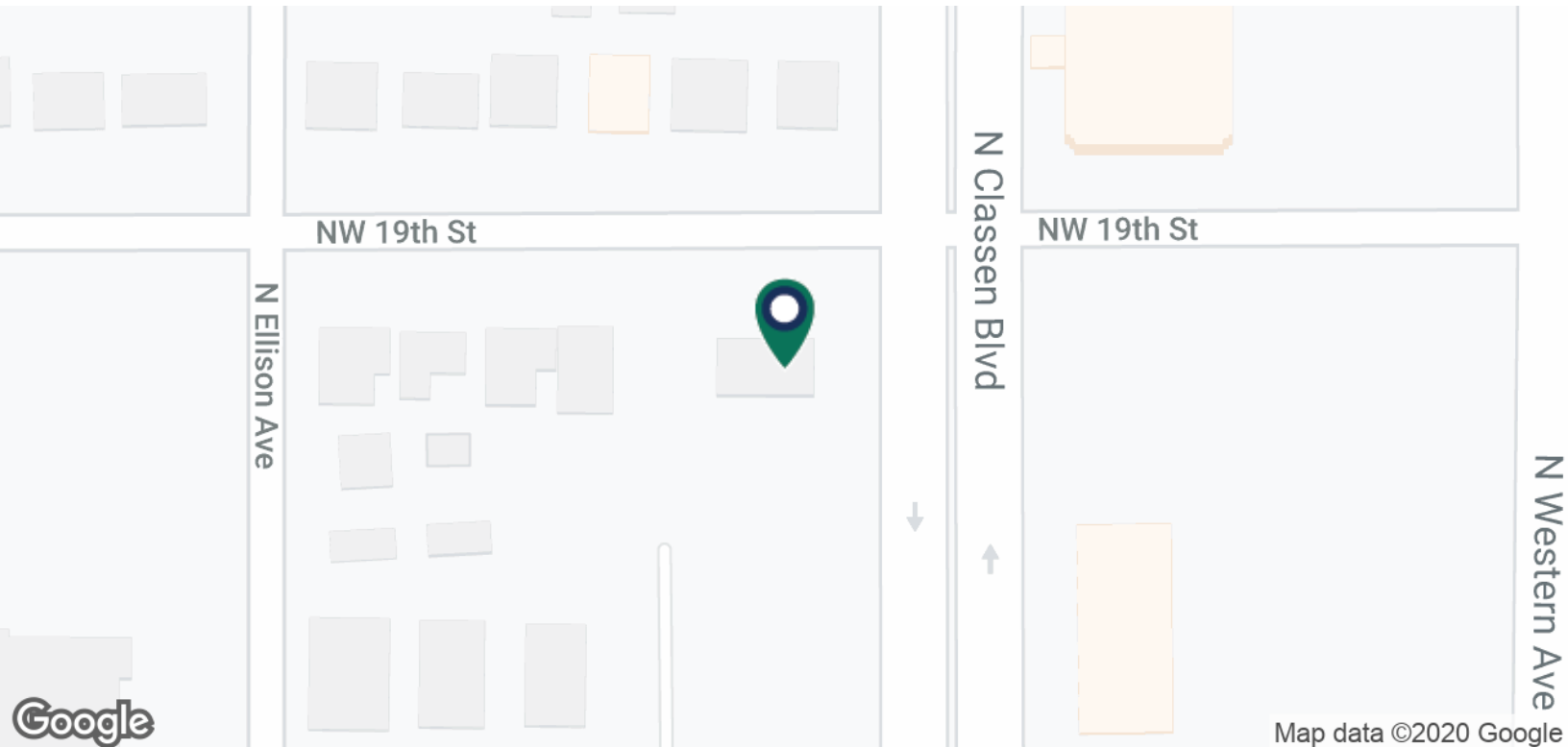
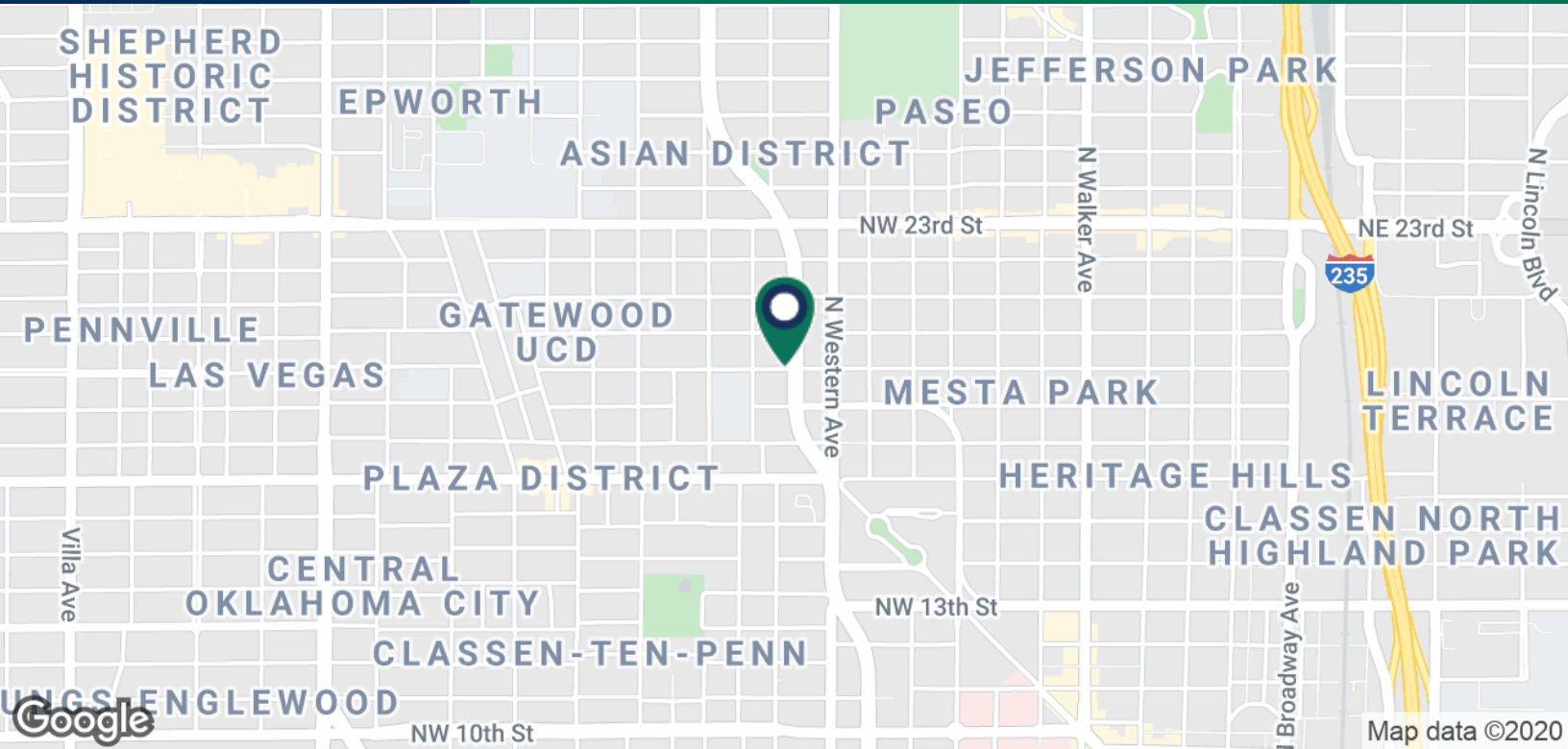
Floor 2 & 3 Floor Plans



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