



#### OFFERING SUMMARY

Sale Price:	\$1,425,000
Building Size:	6,701 SF
Price / SF:	\$212.65
Traffic Counts I-35 N/S:	± 114,600 cars / day

#### LOCATION OVERVIEW

Located on the east side of I-35 service road between SE 19th Street and SW 34th Street in Moore. SHOWN BY APPOINTMENT ONLY.

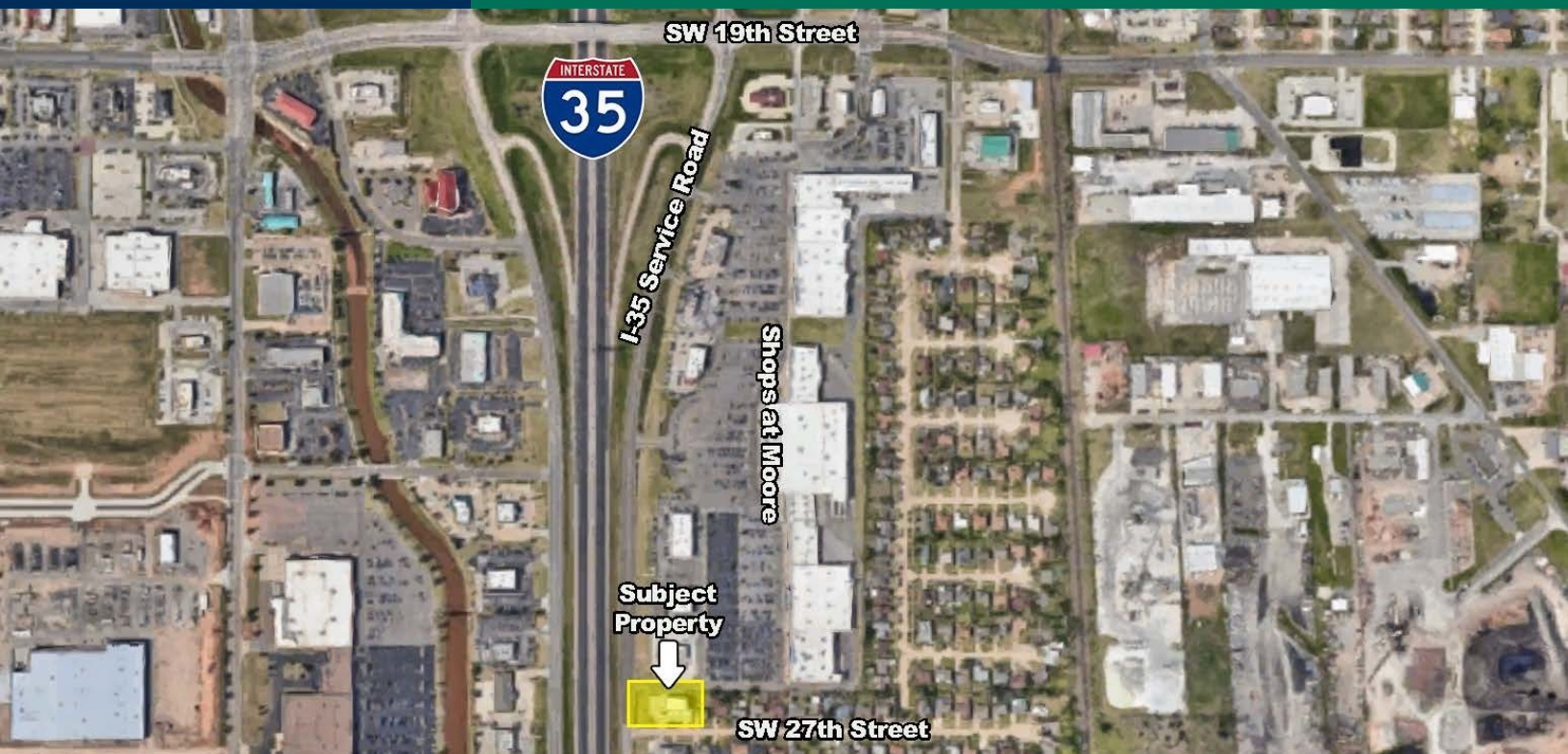
DO NOT DISTURB TENANT

#### PROPERTY HIGHLIGHTS

- 6,701 SF building (per Cleveland County)
- 18 parking spaces
- 19,166 SF of land
- 3,750 SF 1st floor and 2,951 SF mezzanine 2nd floor (no elevator)
- 2 HVAC units 10 tons each replaced in June of 2021
- Very well maintained property
- 75' x 50' perimeter measurement

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