

# Classen Office Building

4500 N. Classen, Oklahoma City, OK 73118



## OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Sale Price:    | \$980,000              |
| Building Size: | 8,500 SF               |
| Available SF:  | 1,000 SF               |
| Lot Size:      | .3903 Acres            |
| Price / SF:    | \$115.29               |
| Cap Rate:      | 4.75%                  |
| NOI:           | \$46,586               |
| Year Built:    | 1972                   |
| Zoning:        | O-2 with a CBO overlay |
| Market:        | North                  |
| Submarket:     | Classen Boulevard      |

## PROPERTY OVERVIEW

This is a classic 70's vintage office building with covered parking, available for purchase. Totally remodeled interiors, common halls, and ADA restrooms make this an ideal owner/occupant or investor income producer.

## PROPERTY HIGHLIGHTS

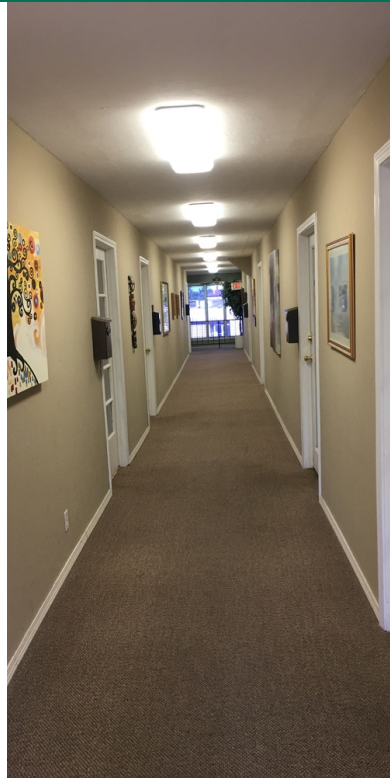
- TPO insulated roof with radiant barrier
- Updated restrooms with granite, new fixtures, and floor tile
- New carpet in stairwells and common halls
- LED Lighting in common areas and multiple suites
- Freshly sealed and striped parking lot'
- Covered parking area with new drainage system and sump pump
- All exterior lighting including parking lots on an adjustable timer

**CORDELL C. BROWN, CCIM, CIPS**  
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cbrown@pricedwards.com  
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