

ALL OFFERS CONSIDERED

INDIA SHRINE CENTER, 3601 NW 36th Street, Okla. City, OK 73112



OPEN SPACE FLOOR PLAN FOR EVENTS

PROPERTY OVERVIEW

Sale Price:	\$2,500,000	The Property consists of two parcels of land and two buildings. Parcel one is 2.117+/- acres of land with a two story office and meeting halls building containing 28,383 square feet. there are six ADA restrooms. and commercial kitchen. The main building is constructed of concrete reinforced "double T" panels. There are no load bearing interior walls in the building. GREAT OPEN SPACE FLOOR PLAN. Ceiling heights in all areas except approximately 3,000 square feet of offices range from 8.5 feet to almost 12 feet. HVAC package units; 4 ten ton (replaced) & 2 Twenty Five ton. Parcel two consists of 1.215+/- acres of land with a building containing approximately 2,880 square feet with eight overhead doors. Space is used for vehicle storage. Roof replaced in 2005. Great for any club or event center or Internet Tech space.
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Lot Size:	3.39 Acres	
Building Size:	31,263 SF	
Building Class:	B	
Ceiling Height:	Varies from 11.8 ft in meeting rooms, 8.5 ft in offices	
Year Built:	1979	
Renovated:	2015	
Parking:	4/1000 with additional 2nd tract	

LOCATION OVERVIEW

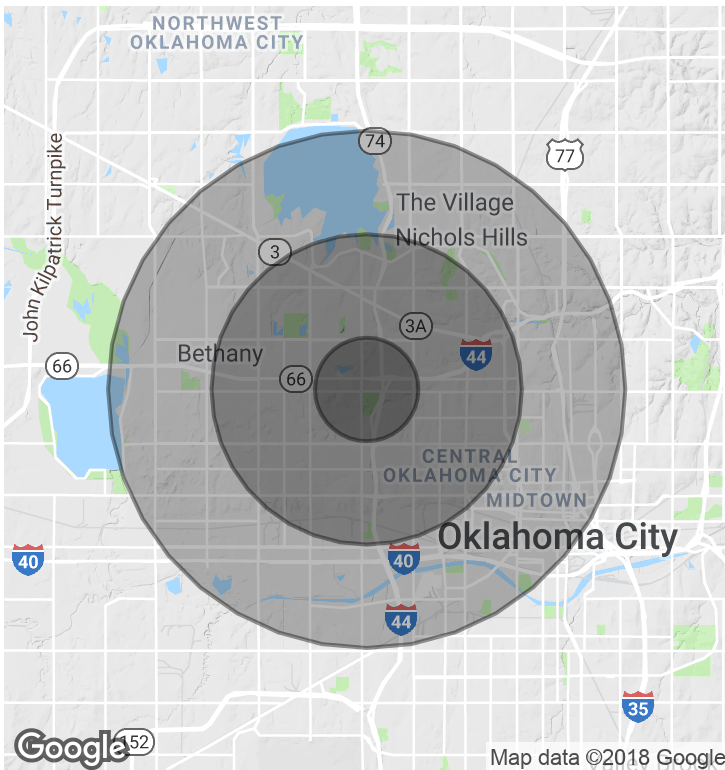
Just east of N. Portland Avenue on the corner of NW 36th Street and North Saint Clair Avenue. An excellent location one quarter mile west of I-44 and two blocks south of NW 39th Expressway, which also has access to I-44 and . An ideal office location. Immediately north of the 30 acre Will Rogers Park and Tennis Center.

CORDELL C. BROWN, CCIM, CIPS

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	229,341
Population Density	229,341
Median Age	35.1
Median Age (Male)	34.4
Median Age (Female)	35.8
Total Households	96,650
# of Persons Per HH	2.4
Average HH Income	\$56,044
Average House Value	\$159,422

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
NW 36th	East	14,812(16)
NW 36th	West	16,559(16)
Portland	North	11,400(16)
Portland	South	12,302(16)

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.