

# Historic Property For Sale

1110, 1122 & 1200 Linwood Blvd. Oklahoma City, OK 73106



## Nuway Building

Oklahoma City, Oklahoma

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# Section 1

## PROPERTY INFORMATION

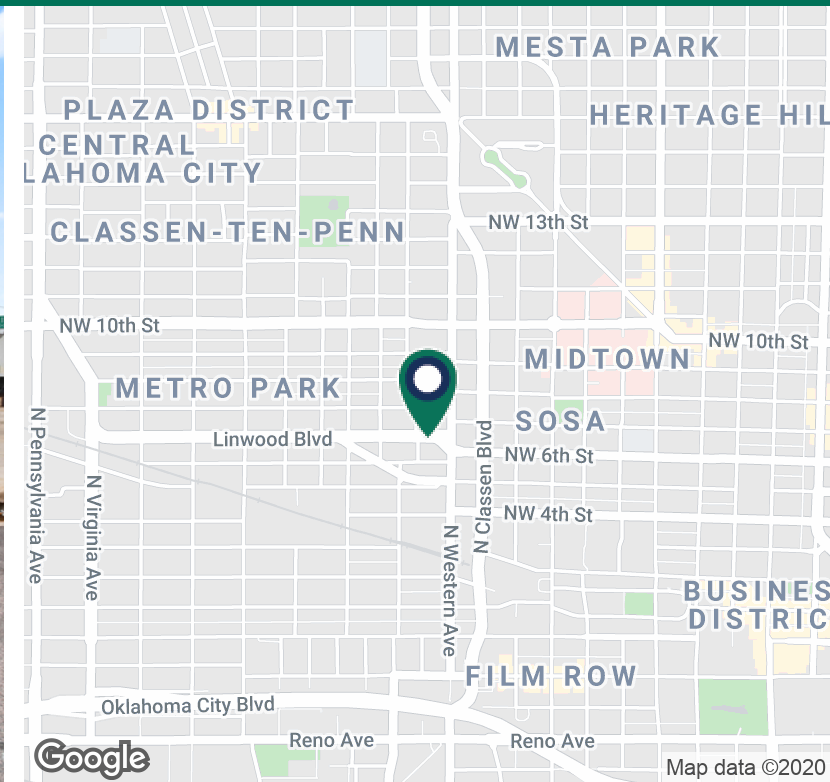


**PRICE  
EDWARDS**  
AND COMPANY



# Nuway Building

1110, 1122 & 1200 Linwood Blvd., Oklahoma City, OK 73106



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	77,109 SF MOL
Lot Size:	2.42 Acres
Price / SF:	\$32.42
Year Built:	1919
Renovated:	2012
Zoning:	SPUD - 782
Submarket:	West Downtown

## PROPERTY OVERVIEW

Originally constructed in 1919 for the Nuway Laundry Company, the next century of this property would see expansions and additions for a variety of Nuway businesses including a cold storage plant, frosted food company, distribution company and an auto sales and leasing venture. In 2005, Love Link purchased the building to expand the non-profit's compassionate ministries which included a thrift store and food pantry.

During their ownership, Love Link worked with the EPA and DEQ to mitigate residual environmental issues from previous uses and kept the building tidy and in good working order.

Architecturally, this property features a streamlined art moderne facade with a mid-century drive thru on the east, a series of storefronts on the north, and warehouse entrances facing south and west. The recognizable Nuway sign is still intact on the building.

The property consists of three units: 1110 Linwood Blvd (building drive thru), 1122 Linwood Blvd (Main Building) and 1200 Linwood Blvd, (a .65 acre parcel of land to the west of the building.)

Phase II, Phase III, Historic Preservation Evaluation and EPA/DEQ documents available for viewing through our digital document vault by request.

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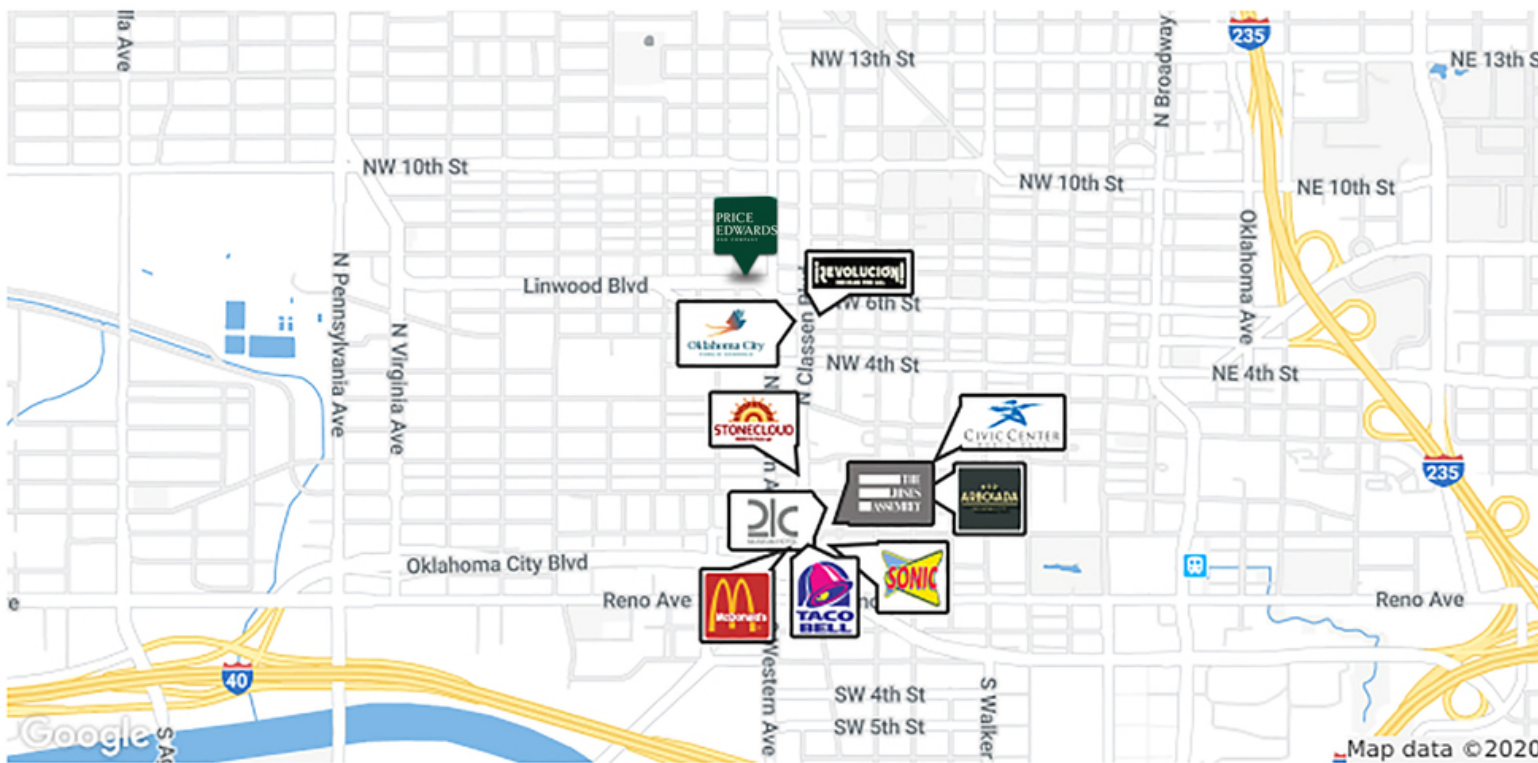
# Section 2

## LOCATION INFORMATION



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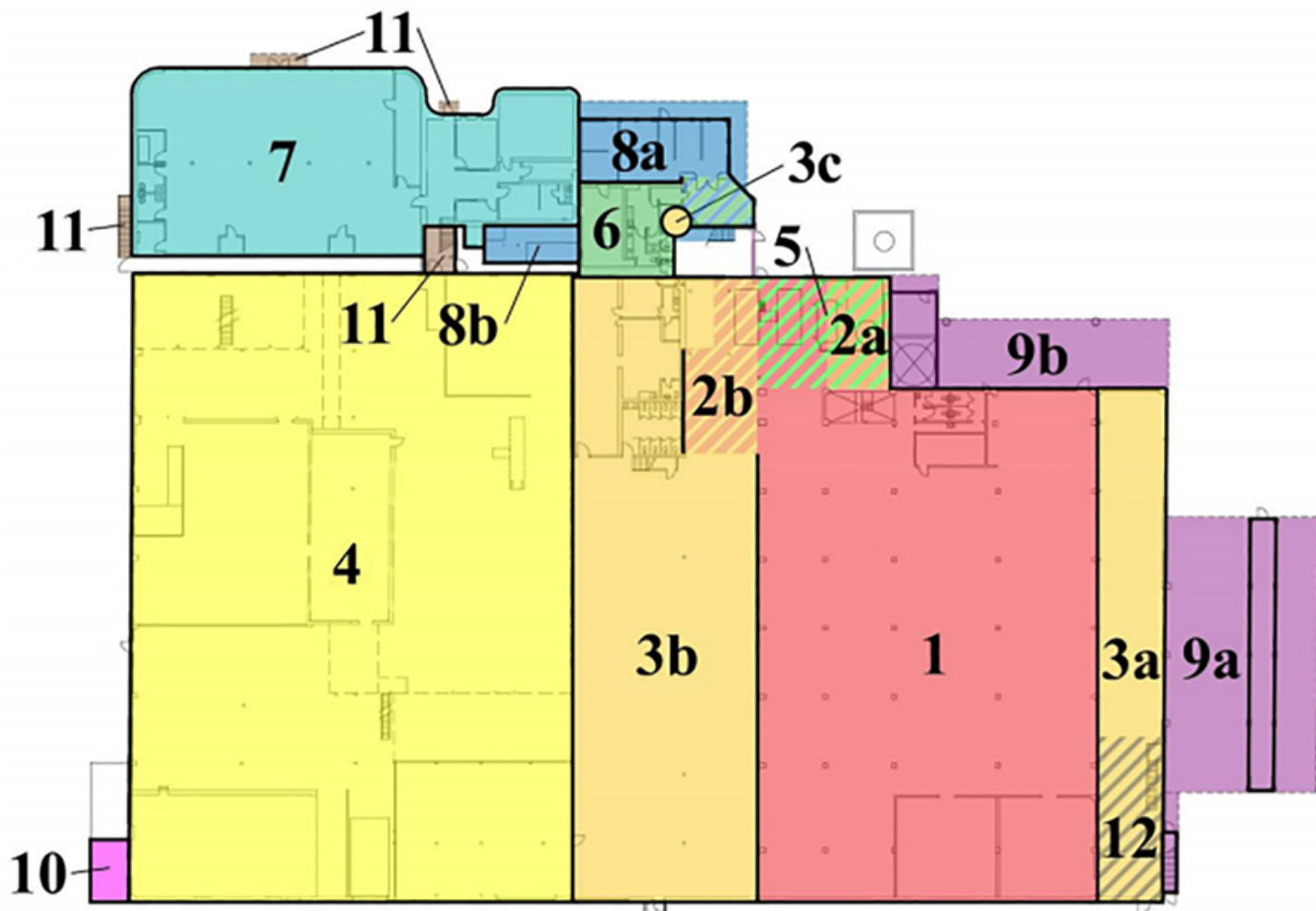
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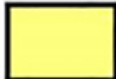


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# Nuway Building

Historical Remodeling of Current Structure



	1918		c. 1931		1958-1962
	1919-1922		c. 1934		c. 1966
	1925-1927		1940		1978
	1928		1953		1997

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# Section 3

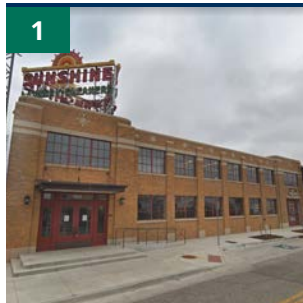
## SALE COMPARABLES





# Nuway Building

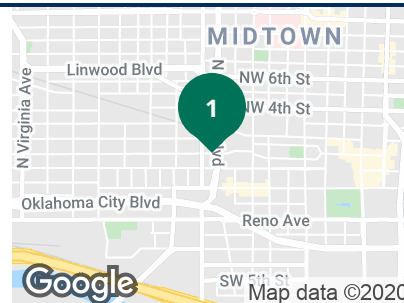
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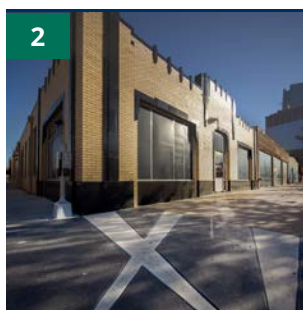
## SUNSHINE LAUNDRY BUILDING

1012 NW 1st Street | Oklahoma City, OK 73106

Sale Price:	\$725,000	Price PSF:	\$42.65
Building SF:	17,000 SF	Lot Size:	21,000 SF



Former Sunshine Laundry Building is now home to Stone Cloud Brewing Company and Pivot Project's corporate office.



## INTERNATIONAL CRYSTAL MANUFACTURING BUILDING

10 N Lee | Oklahoma City, OK 73102

Sale Price:	\$2,610,000	Price PSF:	\$134.88
Building SF:	19,350 SF	Lot Size:	0.55 Acres



Former International Crystal Manufacturing building is now home to retail and office following redevelopment



## GUARDIAN WAREHOUSE BUILDING

1701 NW 5th Street | Oklahoma City, OK 73106

Sale Price:	\$1,255,000	Price PSF:	\$33.74
Building SF:	37,192 SF	Lot Size:	1.45 Acres



Former Guardian Warehouse Building.

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SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF
<b>Nuway Building</b> 1110, 1122 & 1200 Linwood Blvd. Oklahoma City, OK 73106		\$2,500,000	77,109 SF	\$32.42
SALE COMPS		PRICE	BLDG SF	PRICE/SF
<b>Sunshine Laundry Building</b>				
1	1012 NW 1st Street Oklahoma City, OK 73106	\$725,000	17,000 SF	\$42.65
<b>International Crystal Manufacturing Building</b>				
2	10 N Lee Oklahoma City, OK 73102	\$2,610,000	19,350 SF	\$134.88
<b>Guardian Warehouse Building</b>				
3	1701 NW 5th Street Oklahoma City, OK 73106	\$1,255,000	37,192 SF	\$33.74
		PRICE	BLDG SF	PRICE/SF
<b>TOTALS/AVERAGES</b>		<b>\$1,530,000</b>	<b>24,514 SF</b>	<b>\$62.41</b>

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