

# HISTORIC PROPERTY FOR SALE

1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



## NUWAY BUILDING

**ALLISON BARTA BAILEY**

Price Edwards - Urban  
405.239.1245  
abailey@priceedwards.com

**JIM PARRACK**

Vice President  
405.239.1217  
jparrack@priceedwards.com

# NUWAY BUILDING

1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



<b>1. PROPERTY INFORMATION</b>	<b>3</b>
Executive Summary	4
Additional Photos	5
<b>2. LOCATION INFORMATION</b>	<b>6</b>
Regional Map	7
Site Plan	8
Site Plan	9
<b>3. SALE COMPARABLES</b>	<b>10</b>
Sale Comps	11
Sale Comps Summary	12

This Offering Memorandum was prepared by Price Edwards & Company ("Broker") on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Price Edwards & Company. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Broker and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. This Offering Memorandum was prepared on the basis of information available to the Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property. Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property.

Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker. Neither Owner nor Broker nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. The Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Owner's obligations thereunder have been fully satisfied or waived. The Owner is responsible for any commission due to Broker in connection with the sale of the property. The Owner shall not be responsible for any commission claimed by any other agent or Broker in connection with a sale of the property. No other party, including the Owner's Broker, is authorized to make any representation or agreement on behalf of the Owner. This Memorandum remains the property of the Owner and its Broker and may be used only by parties approved by the Owner and its Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

SECTION 1

# PROPERTY INFORMATION



# NUWAY BUILDING

1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



## OFFERING SUMMARY

Sale Price:	\$4,150,000
Lot Size:	2.42 Acres MOL
Year Built:	1919
Building Size:	77,109 MOL
Renovated:	2012
Market:	West Downtown
Price / SF:	\$53.82

## 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 remediate residual environmental issues from previous uses and kept the building in good working order.

Architecturally, this property features a streamlined art moderne facade with a mid-century drive thru, 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.

This is a unique redevelopment opportunity in West Downtown Oklahoma City - please schedule a showing to tour the building and appreciate the small details.

**ALLISON BARTA BAILEY**

Price Edwards - Urban  
405.239.1245  
abailey@priceedwards.com

**JIM PARRACK**

Vice President  
405.239.1217  
jparrack@priceedwards.com

# NUWAY BUILDING

1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



**ALLISON BARTA BAILEY**

Price Edwards - Urban

405.239.1245

abailey@priceedwards.com

**JIM PARRACK**

Vice President

405.239.1217

jparrack@priceedwards.com

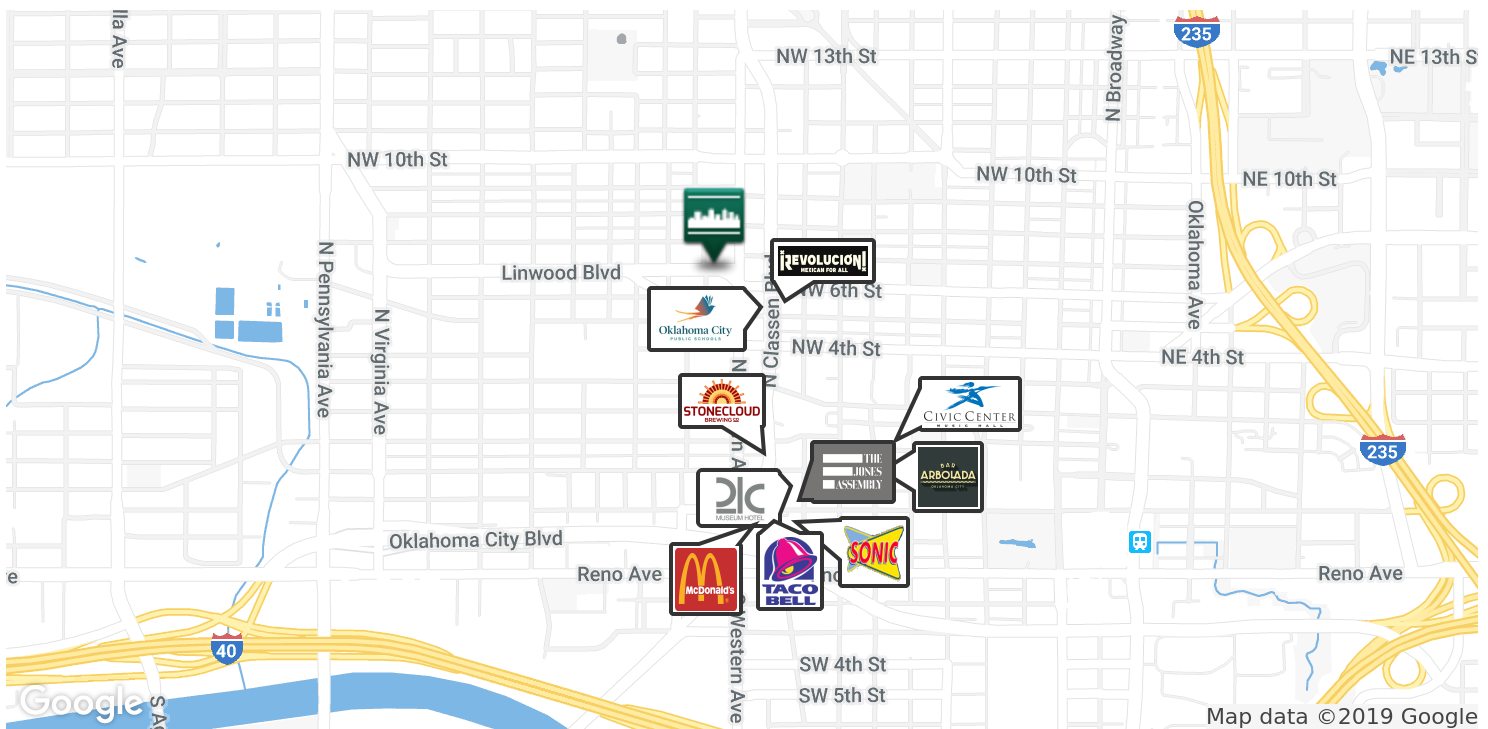
SECTION 2

# LOCATION INFORMATION



# NUWAY BUILDING

1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



ALLISON BARTA BAILEY

Price Edwards - Urban  
405.239.1245  
abailey@priceedwards.com

JIM PARRACK

Vice President  
405.239.1217  
jparrack@priceedwards.com

# NUWAY BUILDING

Aerial View Of Property



**ALLISON BARTA BAILEY**

Price Edwards - Urban

405.239.1245

abailey@priceedwards.com

**JIM PARRACK**

Vice President

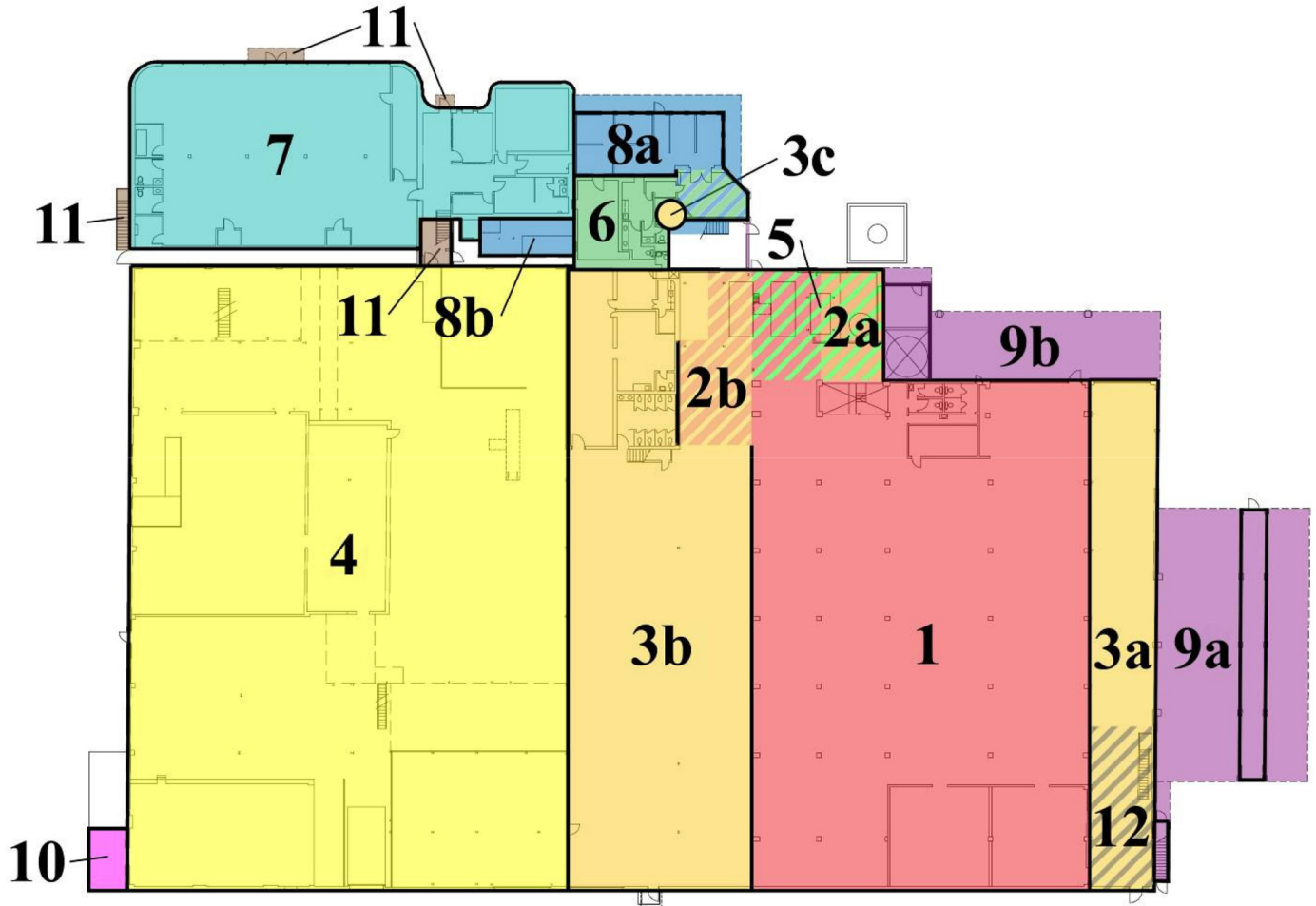
405.239.1217










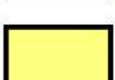


jparrack@priceedwards.com



# NUWAY BUILDING

Property Updates By Year



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

ALLISON BARTA BAILEY

Price Edwards - Urban  
405.239.1245  
abailey@priceedwards.com

JIM PARRACK

Vice President  
405.239.1217  
jparrack@priceedwards.com

SECTION 3

# SALE COMPARABLES



# NUWAY BUILDING

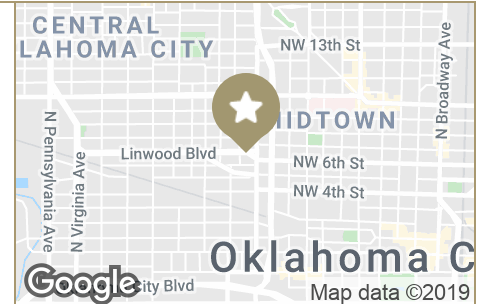
1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



## ★ Subject Property

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

**Sale Price:** \$4,150,000      **Lot Size:** 2.422 Acres  
**Year Built:** 1919              **Building SF:** 77,109 SF  
**Price PSF:** \$53.82



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.



## 1 Sunshine Laundry Building

1012 NW 1st Street | Oklahoma City, OK 73106

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



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



## 2 International Crystal Manufacturing Building

10 N Lee | Oklahoma City, OK 73102

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



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



## 3 Guardian Warehouse Building

1701 NW 5th Street | Oklahoma City, OK 73106

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



Former Guardian Warehouse Building.

**ALLISON BARTA BAILEY**

Price Edwards - Urban  
 405.239.1245  
 abailey@priceedwards.com


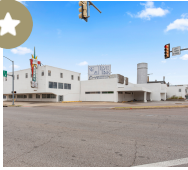






**JIM PARRACK**

Vice President  
 405.239.1217  
 jparrack@priceedwards.com

# NUWAY BUILDING

1110, 1122 & 1200 Linwood Blvd. | Oklahoma City



	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF
	 <p><b>Nuway Building</b> 1110, 1122 &amp; 1200 Linwood Blvd. Oklahoma City, OK 73106</p>	\$4,150,000	77,109 SF	\$53.82
	<b>SALE COMPS</b>	<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>
	 <p><b>Sunshine Laundry Building</b> 1012 NW 1st Street Oklahoma City, OK 73106</p>	\$725,000	17,000 SF	\$42.65
	 <p><b>International Crystal Manufacturing Building</b> 10 N Lee Oklahoma City, OK 73102</p>	\$2,610,000	19,350 SF	\$134.88
	 <p><b>Guardian Warehouse Building</b> 1701 NW 5th Street Oklahoma City, OK 73106</p>	\$1,255,000	37,192 SF	\$33.74
		<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>
Totals/Averages		\$1,530,000	24,514 SF	\$62.41

**ALLISON BARTA BAILEY**

Price Edwards - Urban  
405.239.1245  
abailey@priceedwards.com

**JIM PARRACK**

Vice President  
405.239.1217  
jparrack@priceedwards.com