

OFFERING SUMMARY

Sale Price:	\$529,500
Building Size:	5,931 SF
Available SF:	5931 sf
Lot Size:	20,300 sf
Price / SF:	\$89.75
Year Built:	1981
Renovated:	2004
Zoning:	Office
Market:	Oklahoma City
Submarket:	Northwest

PROPERTY OVERVIEW

This very attractive building has been used by a communications firm. It is clean and well maintained with all the necessary features most owners want in an office building. A sizeable conference room and large entry way and waiting area make it a candidate for more than one user.

SELLER WOULD CONSIDER A PARTIAL LEASEBACK

PROPERTY HIGHLIGHTS:

KITCHEN/BREAK ROOM

LARGE OFFICES

EASY ACCESS

LARGE SERVER ROOM

LIGHTING CONVERSION TO T-CELL SAVES ON ELECTRICITY

*** SELLER WILL CONSIDER A LEASEBACK OF +/- 800 SQUARE FEET**

***** POSSIBLE SELLER FINANCING******

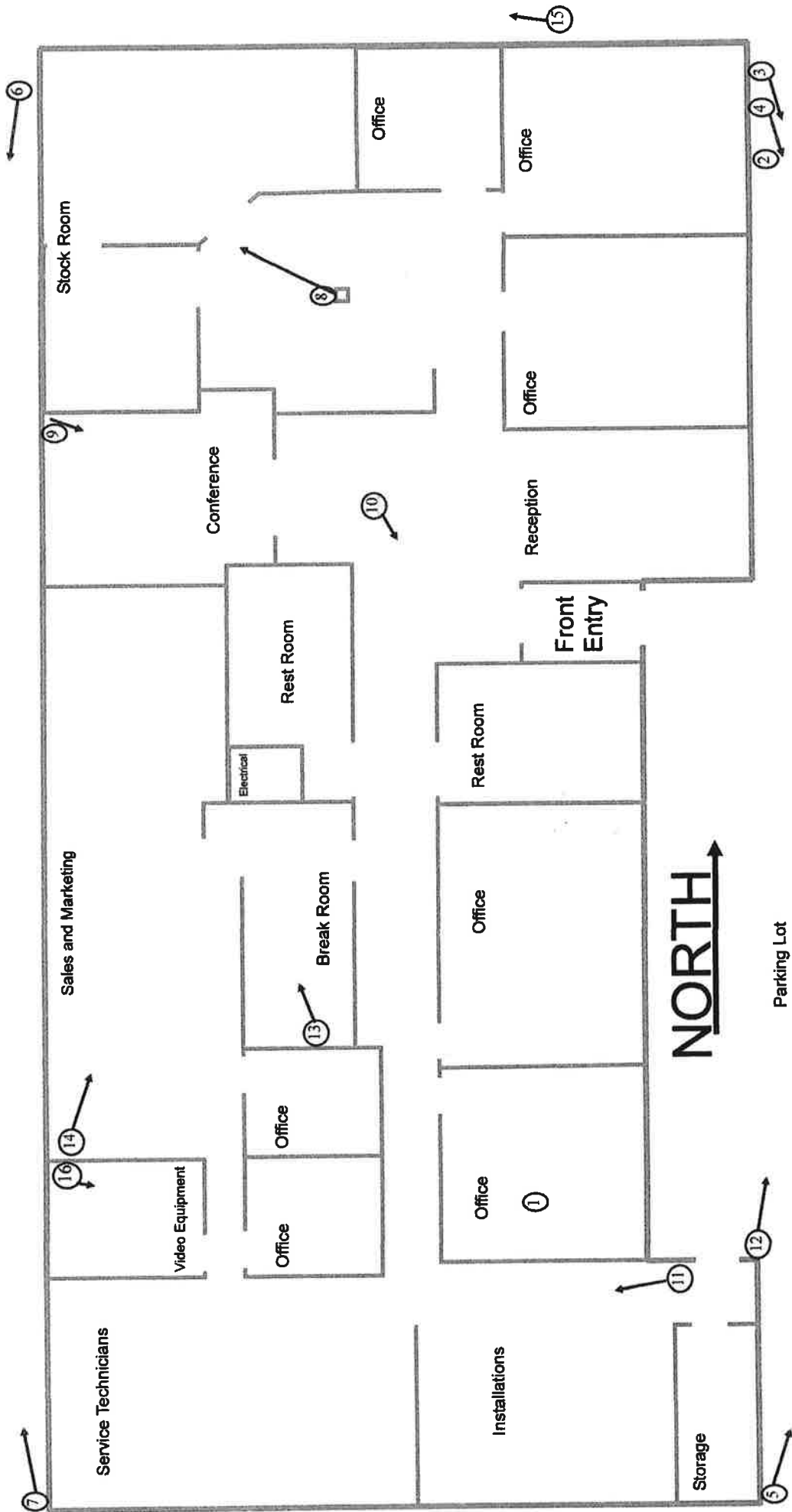
CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
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CR2 building

4211 N. Barnes Avenue, Oklahoma City, OK 73116

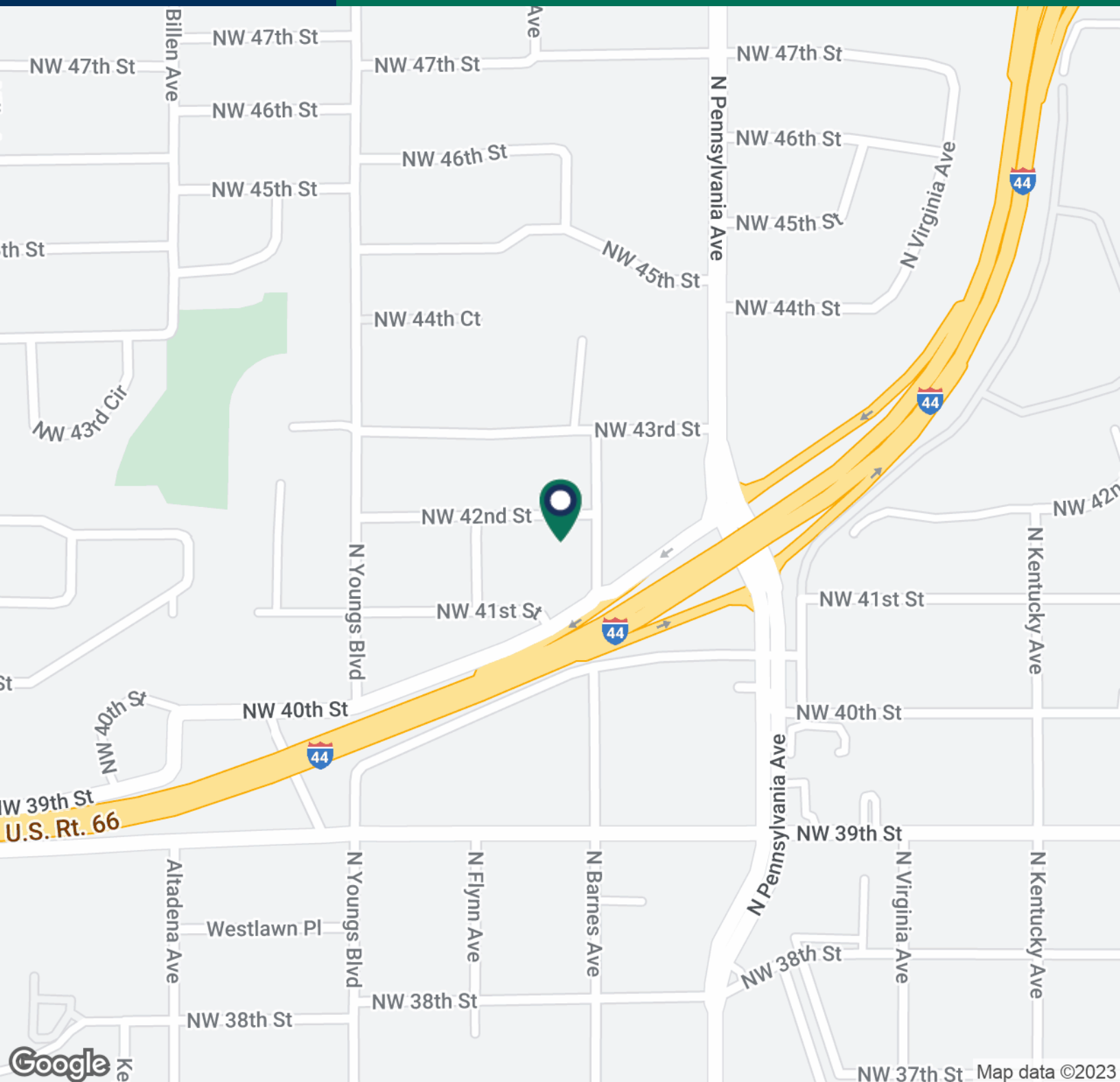


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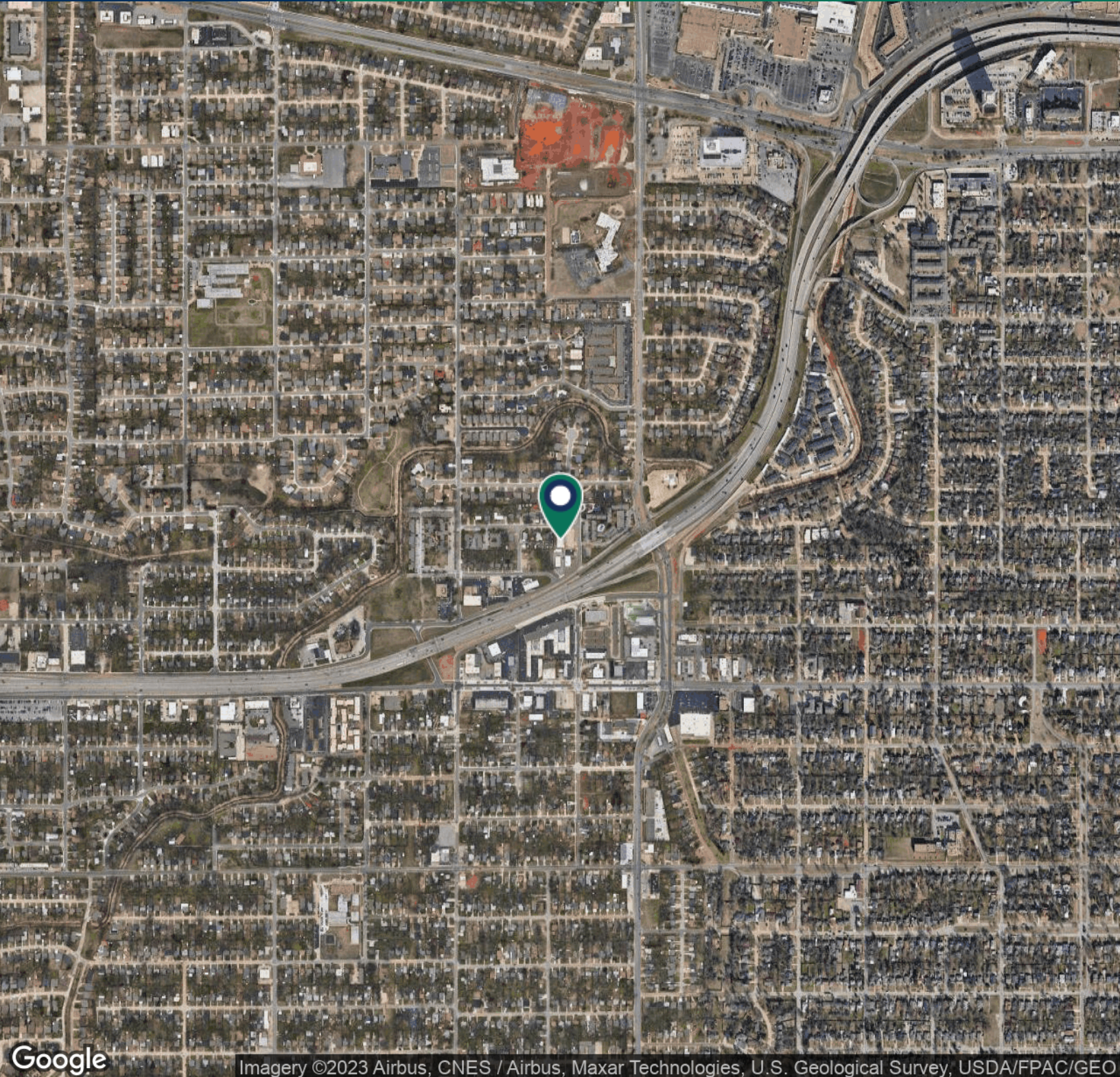
4211 N. Barnes Avenue, Oklahoma City, OK 73112



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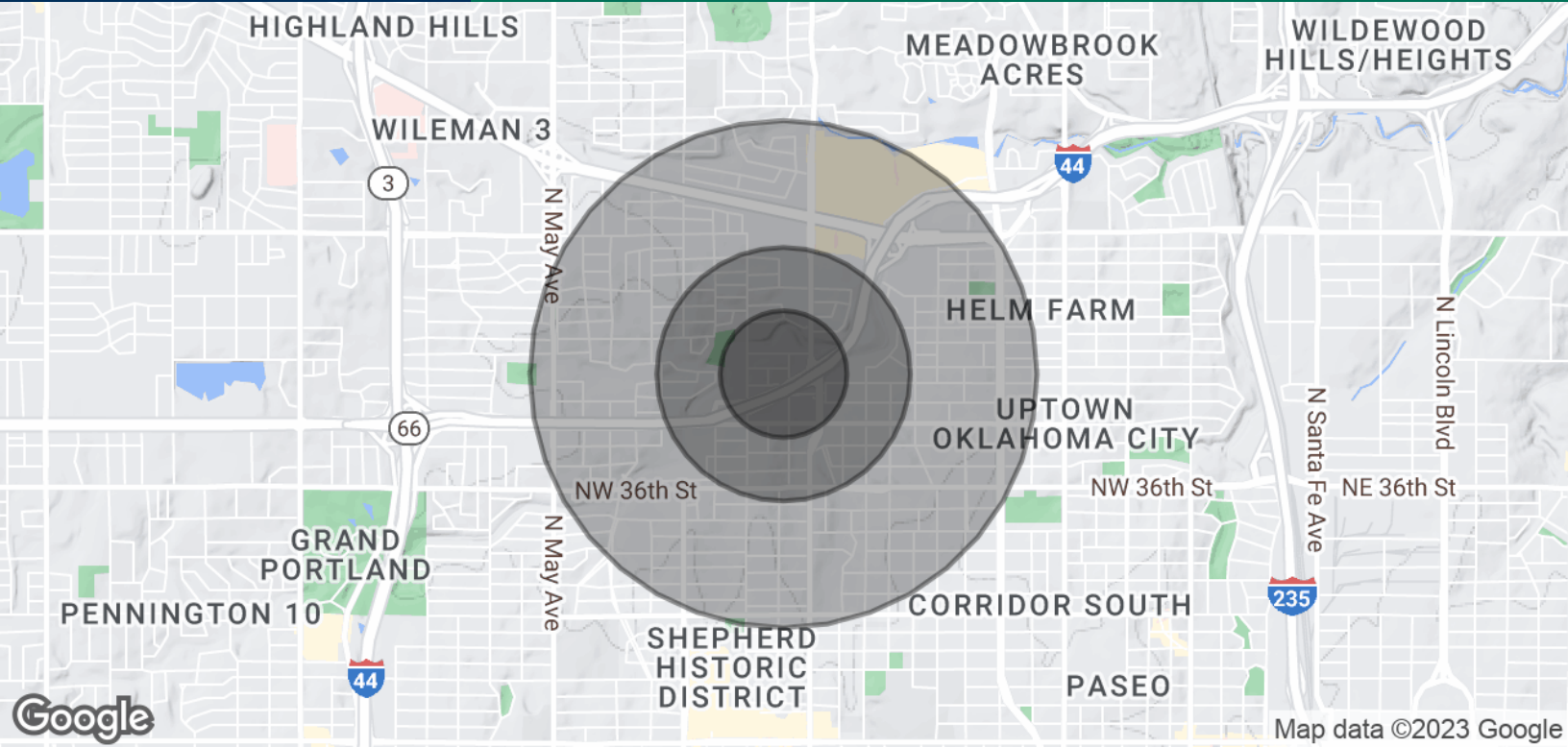


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,078	3,645	13,088
Average Age	35.3	36.7	36.0
Average Age (Male)	36.5	37.8	36.4
Average Age (Female)	33.4	36.0	35.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	516	1,868	6,810
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$44,972	\$51,510	\$55,239
Average House Value	\$199,587	\$167,575	\$149,076

* Demographic data derived from 2020 ACS - US Census

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