

Florence Avenue Apartments

415 S Florence Ave. Claremore, OK 74017



MULTIFAMILY BUILDINGS AND ADDITIONAL LAND

Sale Price:	\$389,000
Number Of Units:	8
Cap Rate:	8.43%
NOI:	\$32,786
Lot Size:	0.72 Acres
Building Size:	5,600 SF
Year Built:	1980
Zoning:	RM2 and RM3
Market:	Claremore

PROPERTY OVERVIEW

Price Edwards & Company is please to present the Florence Avenue Apartments in Claremore, Oklahoma. This property consists of 8 units contained in two one-story buildings with a courtyard between them. It also has on-site parking. The units are all 2 bedroom units that appeal to families that enjoy the good schools and life that Claremore has to offer. The units are individually metered for electricity and gas, with the owner paying water, sewer and trash. The property also comes with an adjacent lot that is zoned for multifamily to construct an additional 4 units. This lot is approximately 14,016 Square feet. One building has been updated with new windows and siding on the exterior. Both roofs were replaced 4-5 years ago.

LOCATION OVERVIEW

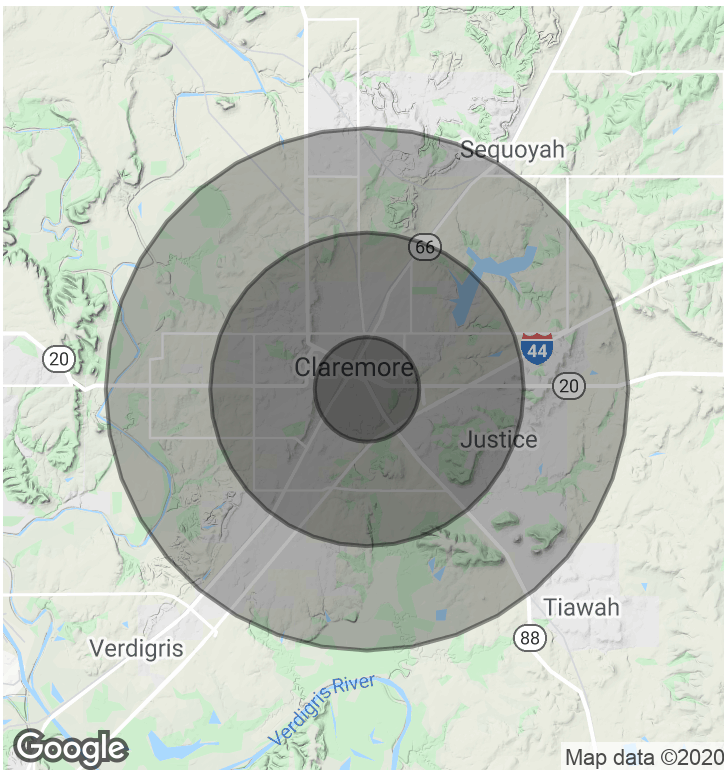
The Florence Avenue Apartments are located in Claremore, Oklahoma. They are in a residential neighborhood just South of Downtown Claremore. The location is convenient to Highway 66, State Highway 88, and the Will Rogers Turnpike. It is also nearby to Rogers State University, and the main commercial and retail areas of town. Located approximately 20 miles northeast of Tulsa, Claremore is the county seat of Rogers County.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	31,493
Population Density	31,493
Median Age	35.4
Median Age (Male)	34.0
Median Age (Female)	36.5
Total Households	12,176
# of Persons Per HH	2.6
Average HH Income	\$57,275
Average House Value	\$155,357

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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.