

## FRETZ BUSINESS PARK

1231 SOVEREIGN ROW OKLAHOMA CITY, OK 73108



### PROPERTY DESCRIPTION

Price Edwards is pleased to bring this property to the investment market. With a 94% occupancy on 16 units, this is a stabilized asset just S of I-40 off of S. Meridian Ave. A mix between full office spaces as well as flex bays with warehouse and office, this site offers a diversified opportunity in a corridor that has proven to be historically occupied. An in place 7.8% Cap Rate with diversified tenant pool. For full rent roll, please contact Danny or Andrew.

### PROPERTY HIGHLIGHTS

- Multi-Tenant Flex units
- 7.8% Cap Rate
- Just S of I-40
- Concrete Construction
- I-2 Zoning

<b>Sale Price:</b>	\$2,900,000
<b>Number of Units:</b>	16
<b>Building Size:</b>	38,717 SF
<b>Occupancy</b>	94%
<b>CAP RATE</b>	7.8%

#### DANNY RIVERA

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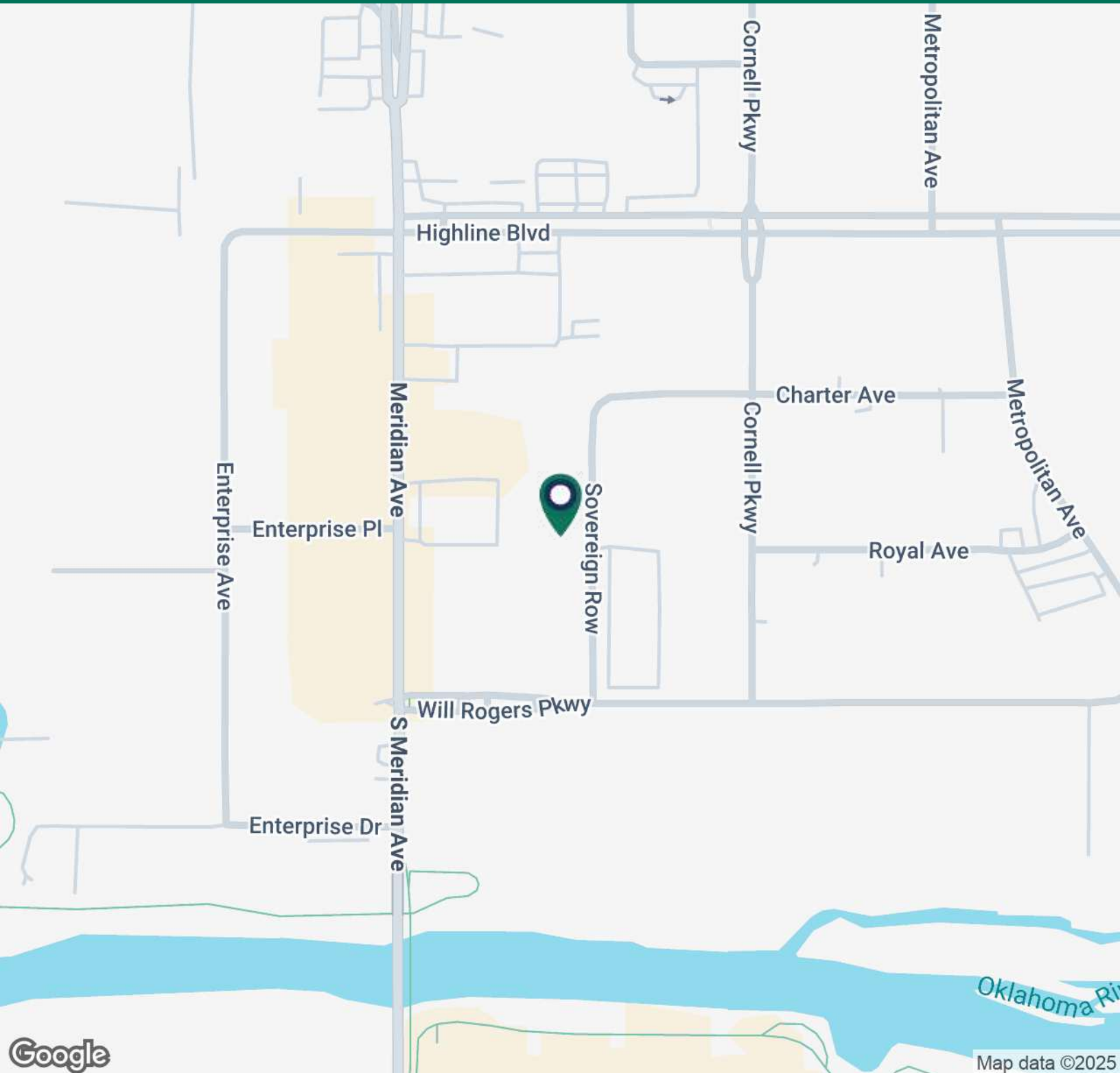
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