



MULTIFAMILY SPACE NOW AVAILABLE

Sale Price:	Subject To Offer
Number of Units:	20
NOI:	\$80,466
Lot Size:	0.42 Acres
Building Size:	12,000 SF
Year Built:	1967
Renovated:	2017
Zoning:	C-3
Market:	Oklahoma City
Sub Market:	Northwest

PROPERTY OVERVIEW

Price Edwards and Company is pleased to present the West Pointe Apartments for sale. The West Pointe Apartments are a 20 unit property contained in one two-story building. Constructed from concrete blocks, the building is sturdy, with a low maintenance exterior. The property was remodeled in 2017 with updates that included new windows, paint, updated interiors, new cabinets, counters, appliances and flooring. The roof is a TPO membrane roof that is approximately 6 years old. Occupancy has suffered on the property with previous poor management. New management is making headway with gains in rents and leasing activity, so this is an opportunity for a new owner to continue that trend.

LOCATION OVERVIEW

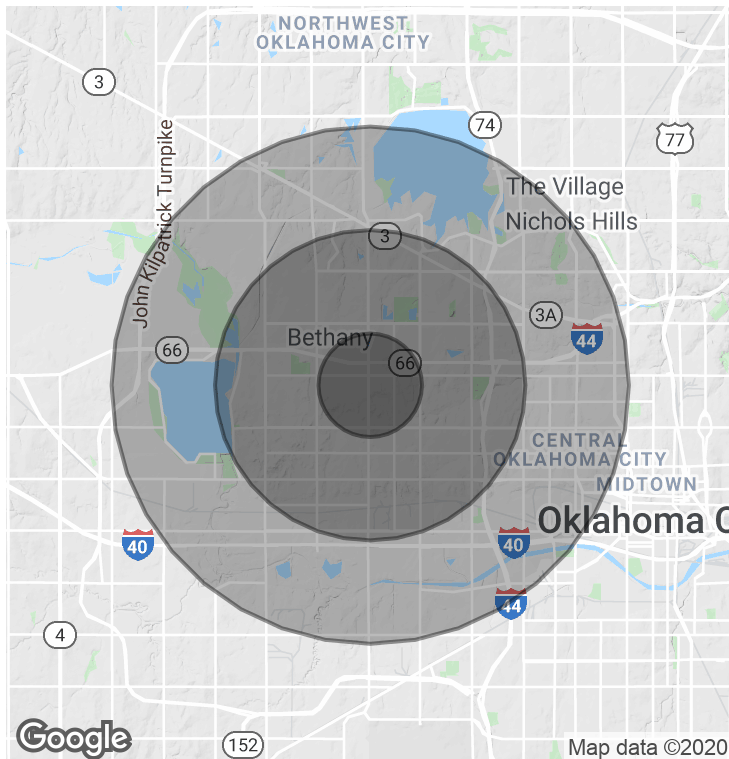
The property is located in Northwest Oklahoma City near the Windsor Area Neighborhood. It is also near Warr Acres and is located within the desirable Putnam City School District. West Pointe Apartments is just blocks from Highway 66/39th Street Expressway. It is also near Interstate 44, Interstate 40 and the Hefner Parkway providing easy access to all parts of Oklahoma City. Major City parks, including Dolese Park, Will Rogers Park, and Eldon Lyon Park, are all within a few miles from the property. Major nearby employers include the Integris Medical Center, major retailers along both I-240 and the 39th Street Expressway.

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West Pointe Apartments

5824 NW 34th Street. Oklahoma City, OK 73122



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	191,933
Population Density	191,933
Median Age	35.8
Median Age (Male)	35.0
Median Age (Female)	37.0
Total Households	80,418
# of Persons Per HH	2.4
Average HH Income	\$52,897
Average House Value	\$130,959

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