

NAISullivan Group

Industrial RV Storage
Buildings & Residential House
For Sale

Storage Buildings:
22,400 SF on 1.60 Acres
MOL

House: 1,300 SF MOL

PRICE REDUCED!
Sales Price: \$850,000



5601 S. Laura Drive

Oklahoma City, Oklahoma 73179

PROPERTY HIGHLIGHTS

- (4) 50' x 112' Buildings
- New Construction March 2017
- Free Span
- 5,600 SF Each Unit
- 8% Cap Rate (Proforma)
- (32) 14' x 50' Bays
- 70' x 112' Concrete Driveways
- Wide 25' Entrances
- Electric Hookup at Each Bay
- Expansion Foam Insulation
- Insulated 12' Wide x 14' Tall Bay Doors
- Electric Bay Door Openers
- Lighted Bays with LED Lighted Exterior Driveways
- Handicap Accessible 10' x 10' Restroom with Laundry Hookup
- Currently 9 New Leases
- Proforma NOI: \$69,080
- 8% Cap Rate (Proforma)



TOTAL SF	22,400 SF MOL
LAND IN ACRES	1.60 MOL
ZONING	Industrial
GENERAL USE	Industrial
TAXES	\$1,035.76

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For more information:

Bob Sullivan, CCIM

Cell: 1 405 641 9798
rsullivan@ccim.net

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

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DEMOGRAPHICS

Population		
1 Mile: 138	3 Mile: 11,348	5 Mile: 101,254
Average Household Income		
1 Mile: \$67,785	3 Mile: \$65,086	5 Mile: \$57,649
Total Households		
1 Mile: 56	3 Mile: 3,726	5 Mile: 35,547

LOCATION HIGHLIGHTS

- Off S.W. 55th Street near Newcastle Road
- Industrial Development Area

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