

Park Estates Shopping Center

CENTURY 21.
Goodyear Green

1027 NE 36th St, Oklahoma City, OK 73111



Property Overview

Sale Price:	\$1,400,000 (\$40.42/SF)
Lot Size:	3.89 Acres
Building Size:	34,636 SF
# Units:	11
Parking Spaces:	365+
Year Built:	1951 (Family-Owned Since - 1st Time Offered for Sale)
Year Remodeled:	2017
Cross Streets:	NE 36th & Kelley Ave

For More Information, Contact

Tim Combes (Owner/Agent)

CENTURY 21 Goodyear Green

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Office: 1220 S. Santa Fe Ave.

Edmond, OK 73003

In 2017 property received new state of the art roof, new gas lines from city to building & building to units, new gas meters, new electrical, several new AC units & 4 spaces remodeled including 8,000sf space. Sign is still having some repairs done. Rents have not been raised in a very long time - same tenants for many many years so huge upside potential.

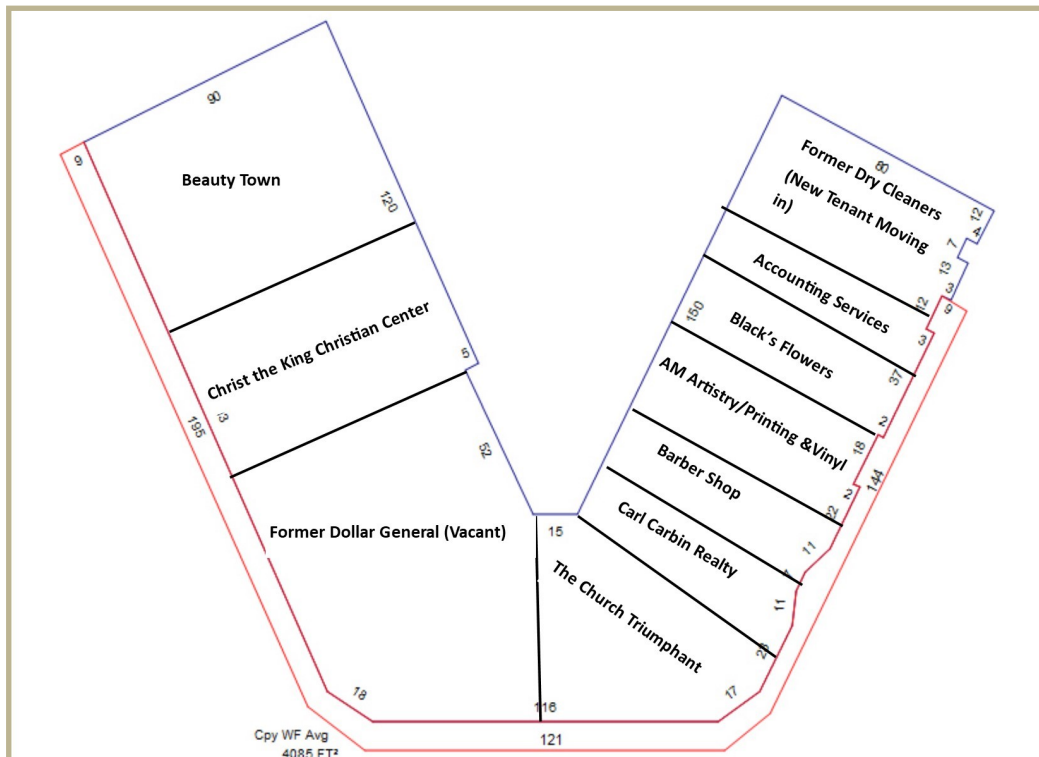


<u>SUITE</u>	<u>SQ.FT</u>	<u>RENT</u>
3720	8,000	\$3,000
3730	4,930	\$950
3740	5,400	\$2,000
BACK	600	Storage Area
1027	3,500	\$1,000
1031	854	\$500
1033	1,000	\$575
1035	650	\$400
1035A	1,866	\$525
1037	2,400	\$925
1039	1,600	\$795
<u>1041</u>	<u>2,600</u>	<u>\$850</u>

TOTAL (100% Occupancy): \$11,520/mth

**1 Vacancy (3720) so TOTAL CURRENT = \$8,520/mth

**Square footage is approx. as total is 34,636 sf.



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NE OKC has received a lot of attention over the past several years and is becoming a hotbed of excitement as the need to bring local business and dedicate tax dollars has increased based on the needs of the residents and local businesses. Several entities are doing just that and NE OKC is seeing an abundance of property rehabbing/large influx of investment into bringing locals the businesses they lack and to redo many of the blighted buildings/businesses currently in existence. From Drs, Investment Firms, property rehabbers/flippers to the State of Oklahoma, the NE side of OKC is picking up steam and gaining popularity among investors and locals alike. NE OKC is host to several attractions to include the Oklahoma City Zoo, Remington Park, newly renovated Lincoln Park Golf Course and many others. NE OKC is home to some of the most beautiful homes/estates in the City of OKC and people are just now realizing this as more and more venture into the area.

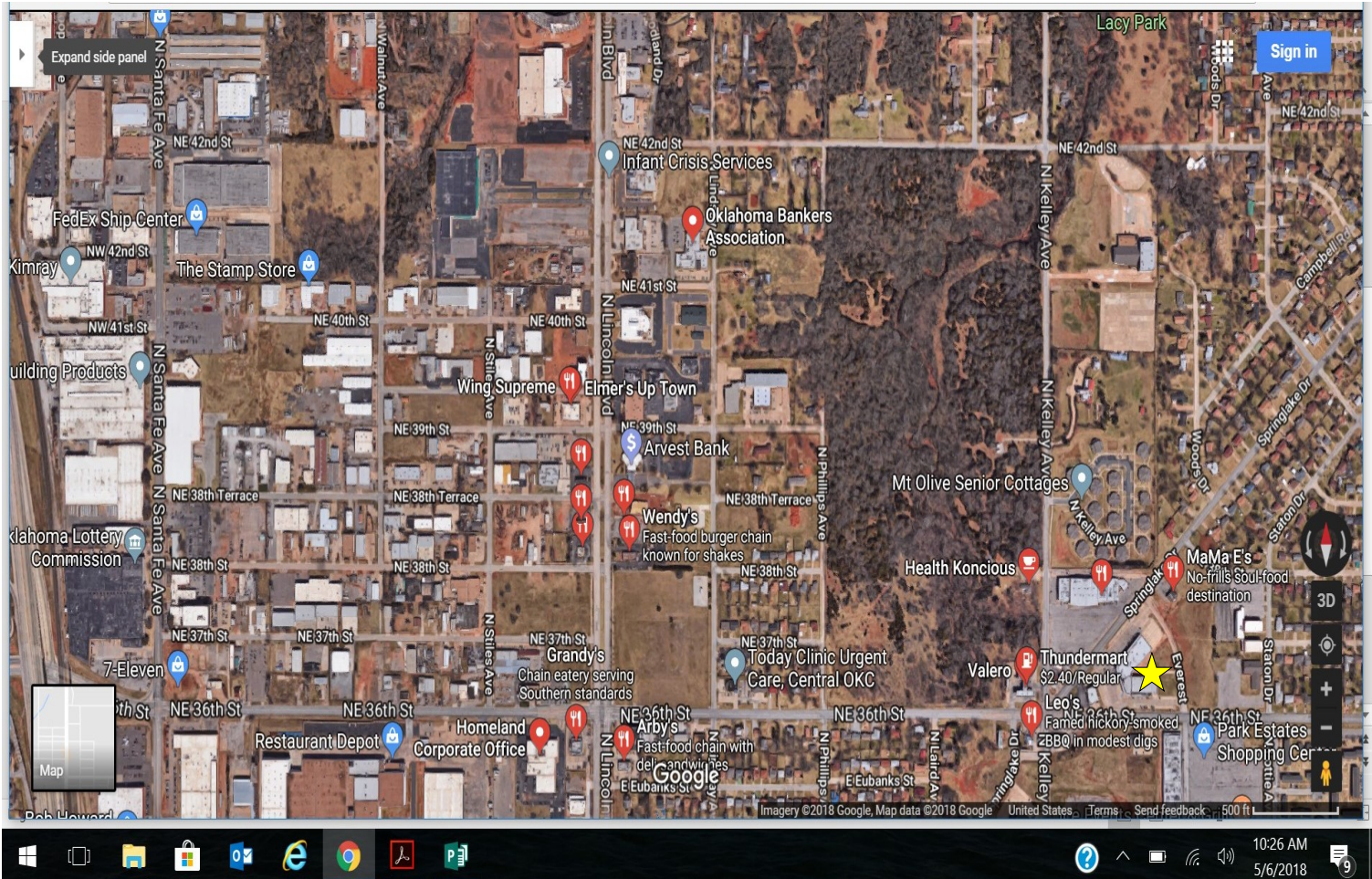


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Aerial Views

Aerial 1



★ = Subject Property



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Aerial Views

Aerial 2



★ = Subject Property



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Aerial Views

Aerial 3



★ = Subject Property

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Aerial Views

Aerial 4



★ = Subject Property

