

Retail Building For Sale
 5,400 SF on 0.64 Acres
 Sales Price: \$445,000



3201-3207 N.W. 23rd Street
 Oklahoma City, Oklahoma 73107

PROPERTY HIGHLIGHTS

- Perfect Location for Owner-User
- 3 Bays
- Front Office & Lobby Area
- 21 Parking Spaces
- 234' of Retail Frontage



TOTAL SF	5,400 SF MOL
ZONING	Commercial
LAND IN ACRES	0.64 Acres MOL
GENERAL USE	Retail
BUILT	2004

www.naisullivangroup.com

Steven Duncan

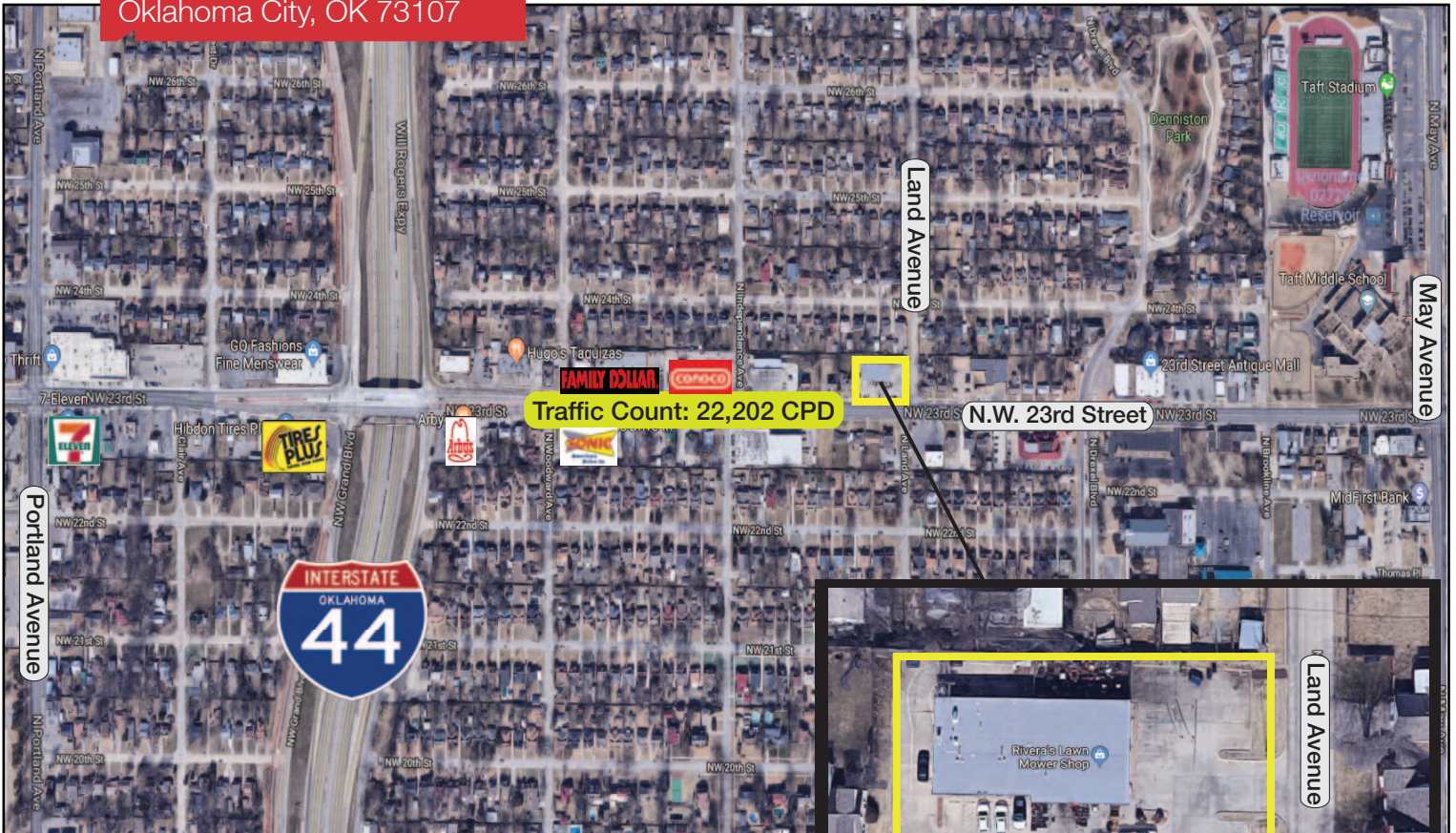
Cell: 1 405 509 1741

steven@naisullivangroup.com

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3201-3207 N.W. 23rd Street
Oklahoma City, OK 73107



LOCATION HIGHLIGHTS

- 200' of Frontage on N.W. 23rd & 145' on Land Avenue
- Dimensions: 200' x 145'

DEMOGRAPHICS

Population		
1 Mile: 16,016	3 Mile: 102,853	5 Mile: 233,743
Average Household Income		
1 Mile: \$44,123	3 Mile: \$42,173	5 Mile: \$41,988
Total Households		
1 Mile: 6,579	3 Mile: 43,813	5 Mile: 96,169



Steven Duncan

Cell: 1 405 509 1741

steven@naisullivangroup.com

www.naisullivangroup.com

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

NAISullivan Group