

4 Duplexes For Sale

Sales Price: \$1,500,000

Cap Rate: 7.3%









2701 Cobalt Court N.W.

Piedmont, Oklahoma 73078

PROPERTY HIGHLIGHTS

- 4 Duplexes with 8 Total Units
- \$109,506 NOI
- \$375,000 Per Duplex
- Sizes Ranging from 1,200 SF-2,200 SF
- Financials Available Upon Request

TOTAL SF	15,000 SF
TOTAL ACRES	3 ACRES
BUILT	1984
ZONED	C-3

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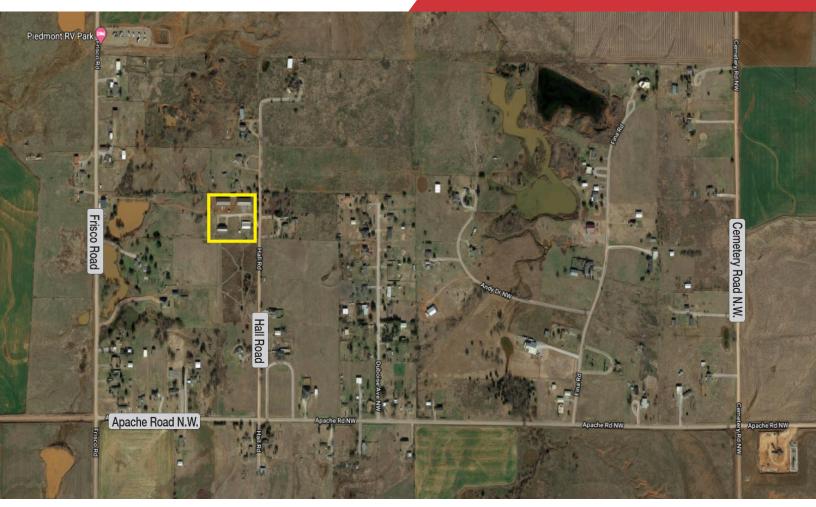
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Population	1 Mile:	3 Miles:	5 Miles:
	371	3,199	8,707
Average Household Income	1 Mile: \$107,173	3 Miles: \$93,825	5 Miles: \$103,713
Total	1 Mile:	3 Miles:	5 Miles:
Households	132	101	121

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