

REDUCED Sales Price: \$1,895,000

216, 220, 224 S.W. 29th Street

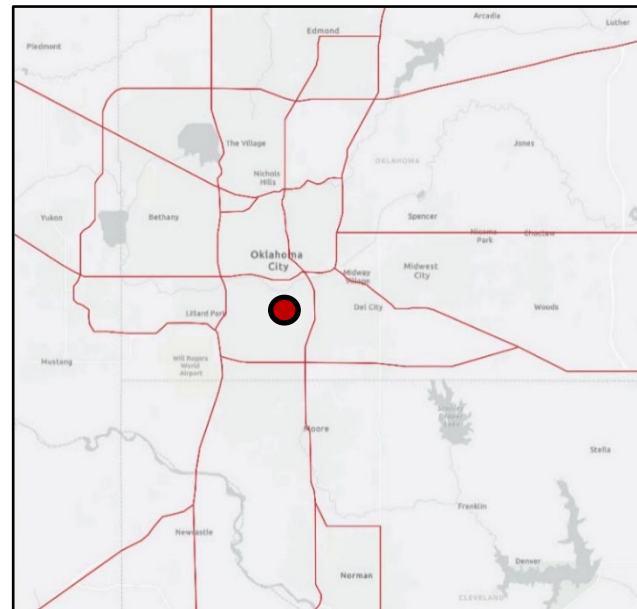
Oklahoma City, Oklahoma 73109

PROPERTY HIGHLIGHTS

- **28,989 SF on 1.45 Acres MOL**
- Recently Refurbished as Furniture Store
- Built in 1930
- New Façade
- Great Street Presence
- Zoned: I-1
- Ample Parking in Rear of Property
- High Traffic Intersection
- Dimensions: 200' x 315'

LOCATION HIGHLIGHTS

- S.W. 29th Corridor just West of Western Avenue
- 1.5 Miles West of I-35

**Bob Sullivan, CCIM****+1 405 641 9798**

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Oklahoma City, OK 73116**www.naisullivangroup.com**

EXECUTIVE SUMMARY

We have an exclusive listing for the sale of an assemblage of properties along the S.W. 29th Street corridor which runs west of S. Robinson Avenue on the south side of S.W. 29th Street.

The assemblage of properties includes approximately 28,989 square feet of buildings on approximately 63,000 sf of land. The buildings were originally constructed in the 1930's and have been remodeled and updated over time. Approximately 12,000 sf of the 29,989 square feet will require some updating. Approximately 17,000 square feet is fully operational and ready for occupancy.

This area of Oklahoma City is going through a resurgence with Capitol Hill being just to the northwest, which has experienced a great improvement over the past 10 years, and the area of S.W. 29th Street and Western is a great gateway into the Central Business District of Oklahoma City. S.W. 29th Street carries 12,927 cars per day, and neighbors include Auto Zone and Advanced Auto Parts.

There is some parking for this property along the street of S.W. 29th, but there is also a large paved parking field at the rear of the property both at the updated parcels and the parcels needing updates.

This property is vacant and easy to show. Call me for an appointment to tour the property.

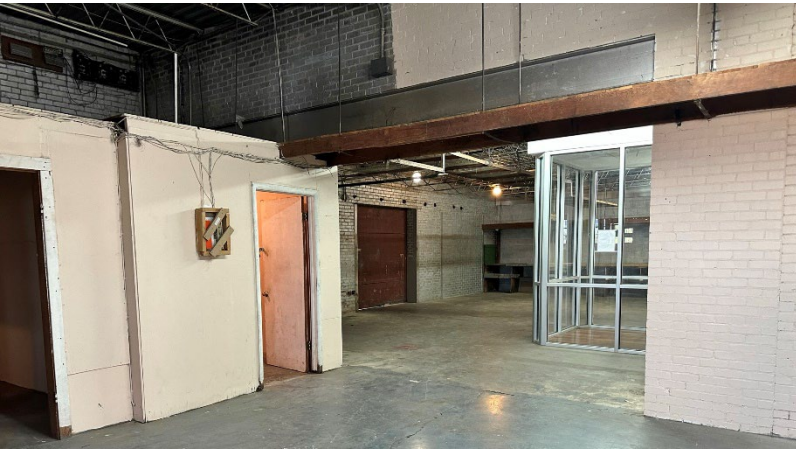


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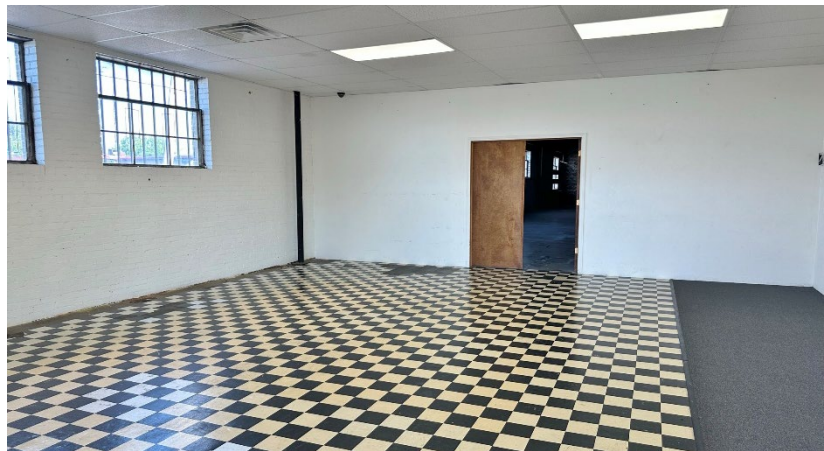


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Population	1 Mile: 14,187	3 Miles: 90,768	5 Miles: 231,514
Average Household Income	1 Mile: \$47,864	3 Miles: \$50,168	5 Miles: \$58,794
Total Households	1 Mile: 4,693	3 Miles: 31,602	5 Miles: 89,206

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