

2323 S. WALKER AVENUE  
OKLAHOMA CITY, OK 73108

Fleet Maintenance Facility For Sale

12,243 SF on 1.37 Acres MOL

Sales Price: \$1,100,000

Cap Rate: 7.64%

NAIRED

COMMERCIAL  
REAL ESTATE



NAIRED

405.840.0600

NAIRED.COM

BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



## PROPERTY HIGHLIGHTS

- This Automotive Multi-Bay Warehouse is Currently Occupied with a Company doing Automotive Restoration. NOI is Currently \$84,000.00 and being Sold at an 7.64% Cap Rate
- Ample Power 400 Amp/120-240 Volt/3 Phase
- Newly Paved Parking Area
- Covered Wash Bay
- 14 Grade Level Doors Including 6 Pull Through Bays
- 12' Clear Ceiling Height
- Fenced Yard

## LOCATION HIGHLIGHTS

- Near the Wheeler District & Scissortail Park
- Great Walker Location in Capitol Hill
- Just South of the CBD and OKC Park
- Close Proximity to Downtown OKC
- Easy Access to I-40 / I-35

**NAIRED**

**405.840.0600**

**NAIRED.COM**

**BOB SULLIVAN, CCIM**

**405.641.9798**

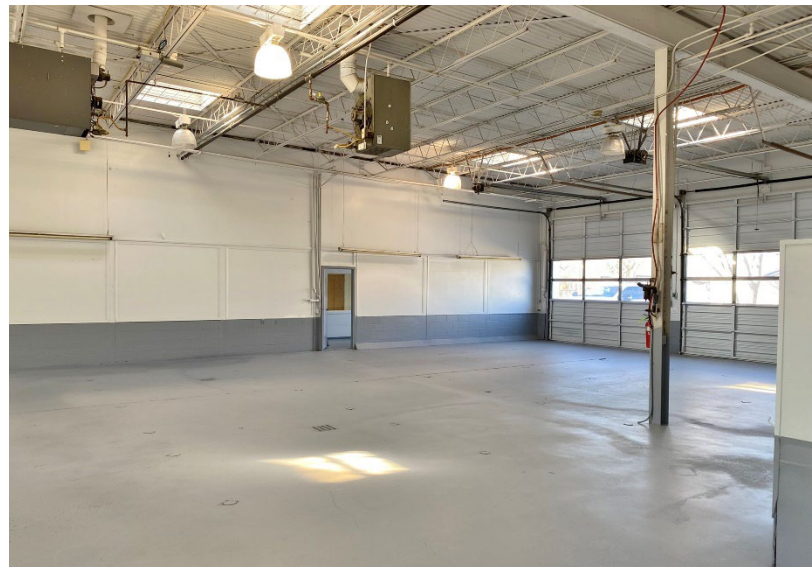
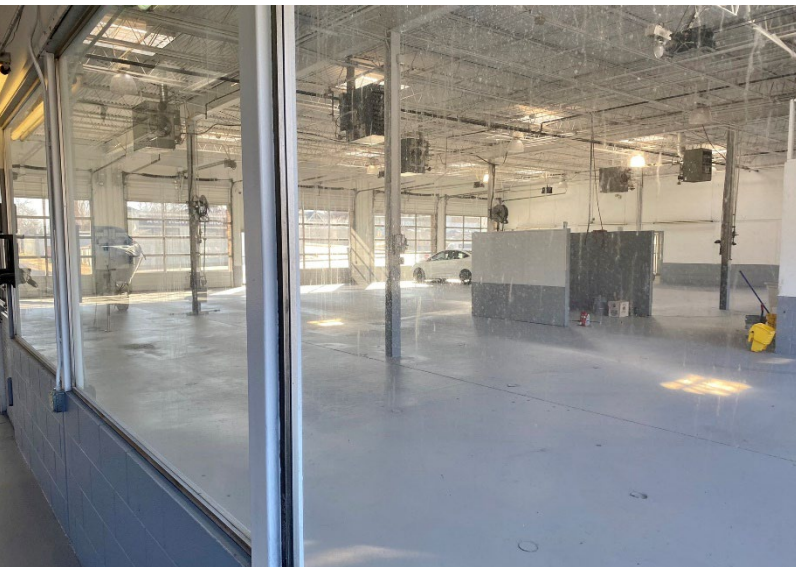
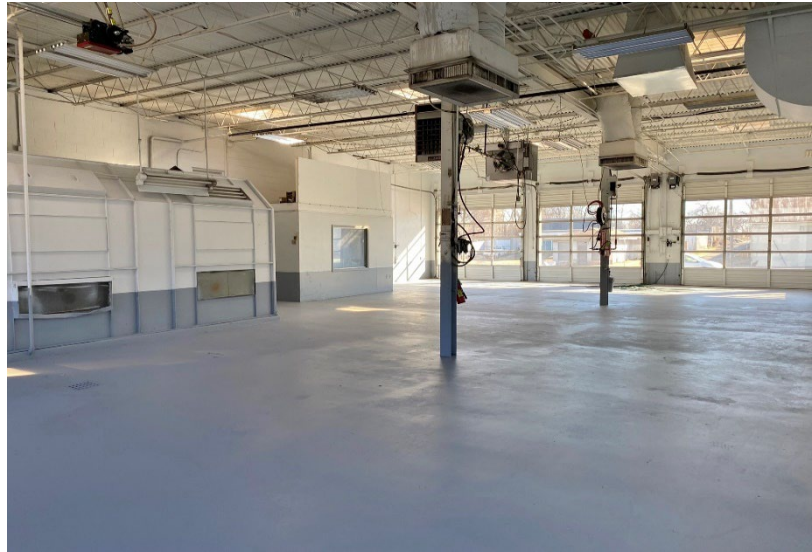
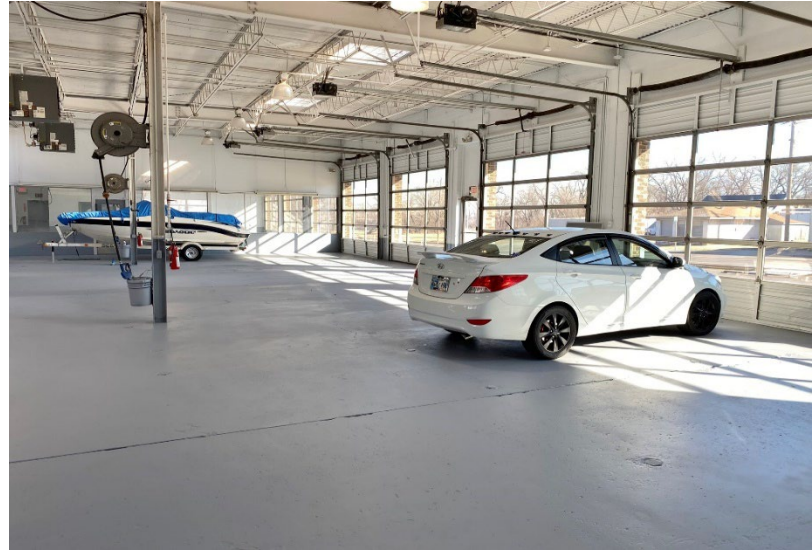
**RSULLIVAN@CCIM.NET**



**NAIRED**

**405.840.0600**  
**NAIRED.COM**

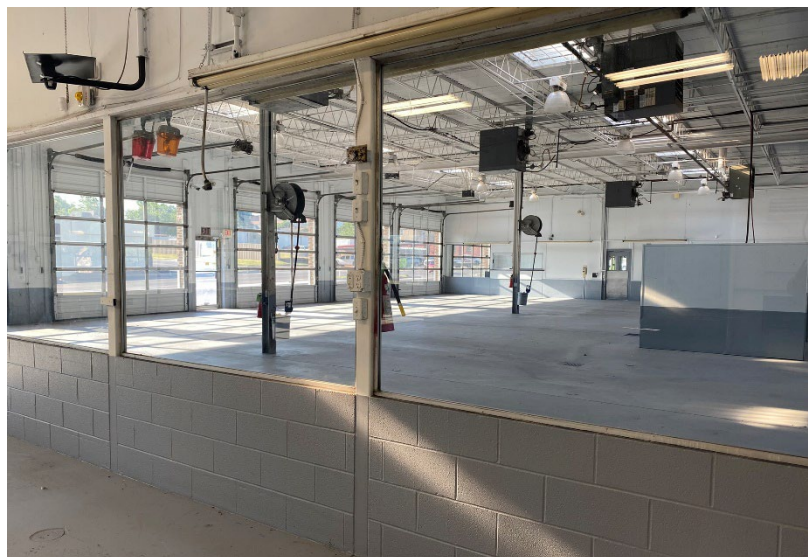
**BOB SULLIVAN, CCIM**  
**405.641.9798**  
**RSULLIVAN@CCIM.NET**



**NAIRED**

405.840.0600  
NAIRED.COM

BOB SULLIVAN, CCIM  
405.641.9798  
RSULLIVAN@CCIM.NET



**NAIRED**

405.840.0600

NAIRED.COM

BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,043	88,135	226,280
AVERAGE HOUSEHOLD INCOME	\$45,562	\$49,230	\$54,244
TOTAL HOUSEHOLDS	3,260	30,690	86,508

**NAIRED**

**405.840.0600**  
NAIRED.COM

FOLLOW US @NAIRED\_CRE



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 to 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.