

Sales Price: \$1,100,000 (\$150/SF)

2816 N.W. 58th Street

Oklahoma City, Oklahoma 73112

PROPERTY HIGHLIGHTS

- Investment Opportunity
- 3 Tenants
- Multiple Offices
- Large Waiting Areas
- 100% Occupied
- 9.27% Cap Rate



TOTAL SF	6,690 SF on 0.48 Acres MOL
BUILT	1998
ZONED	O-2

Bob Sullivan, CCIM
+1 405 641 9798
bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com

EXECUTIVE SUMMARY

We are offering for sale the medical building at 2816 NW 58th Street in Oklahoma City. This 6,690 square foot M.O.L. medical office building was built in 1998 on 0.48 acres and is just east of May Avenue. The exterior of the building is masonry construction and has 26 concrete paved parking spaces.

This property is in the highly desirable Northwest Office Submarket, is well landscaped, and no deferred maintenance is reported.

The building is 100% occupied. The tenants include a Dentist, Valley Hope Medical and Dr. Hsu.

	Suite	Base	Annual	NNN	Lease	Lease
	Size	Rate	Base	\$2.67	Begin	End
Dr. Peck	1,440	\$19.00	\$ 27,360.00	\$ 5,040.00	9/1/2023	8/31/2024
Hope	3,600	\$14.50	\$ 52,200.00	\$10,800.00	8/1/2021	7/31/2024
Dr. Hsu	1,650	\$16.58	\$27,360.00		4/1/2023	3/31/2024
Total	6,690		\$106,920.00	\$15,840.00		

The property is priced at \$1,100,000.00 which is a 9.27% cap rate on current income. There are currently minor updates needed to the pass thru charges.

INCOME & EXPENSE

Current Income	\$106,920.00
Current NNN	\$ 15,840.00
Total Income	\$122,760.00
Property Tax	\$ 7,700.00
Casualty Insurance	\$ 5,952.00
Trash Service	\$ 2,000.00
Water	\$ 2,000.00
Landscape	\$ 2,000.00
Misc	\$ 1,000.00
Total Expenses	\$ 20,652.00
Net Operating Inc.	\$102,108.00

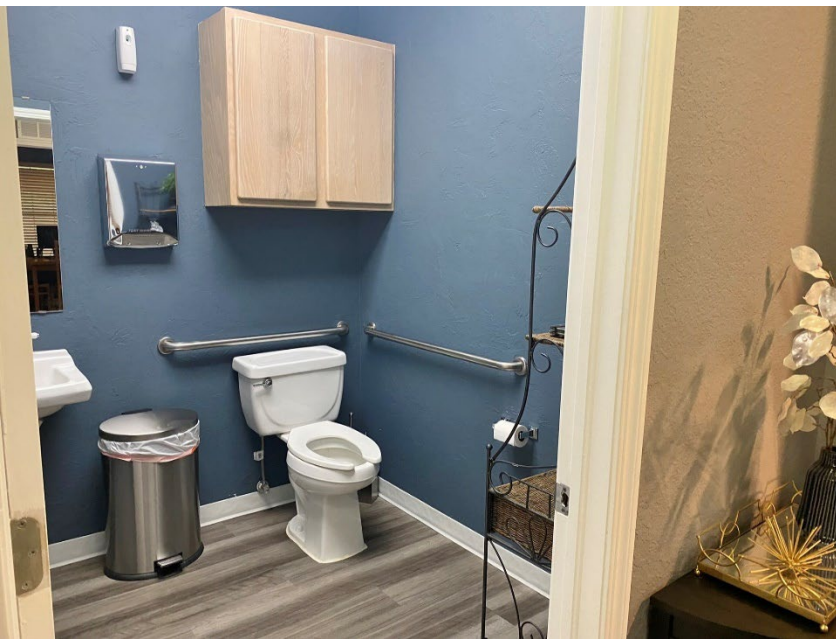
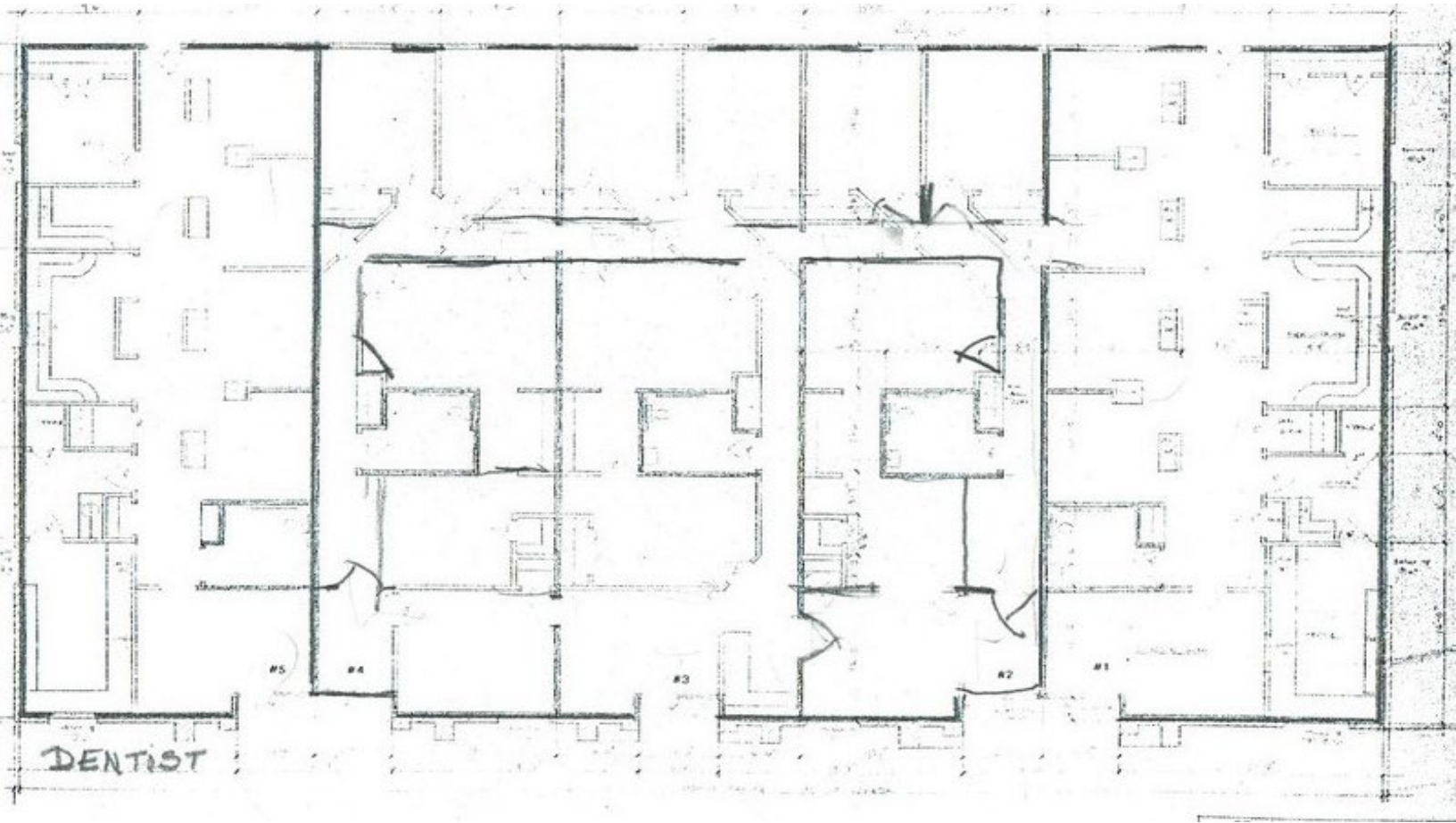


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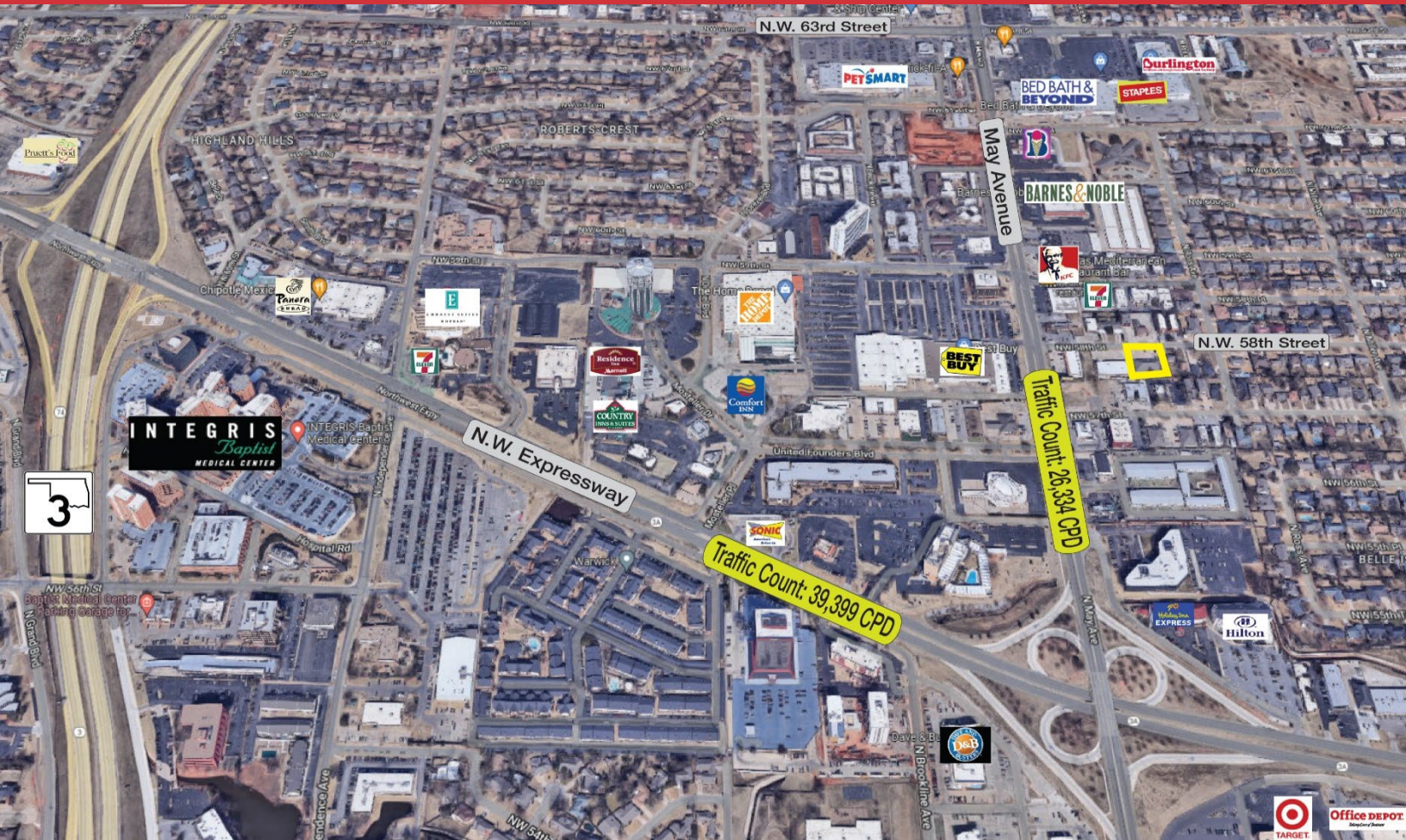


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LOCATION HIGHLIGHTS

- Close Proximity to Major Highways
- 20 Minutes to Will Rogers World Airport
- Located in the Belle Isle Area

Population	1 Mile: 10,885	3 Miles: 88,575	5 Miles: 232,043
Average Household Income	1 Mile: \$92,960	3 Miles: \$80,069	5 Miles: \$71,220
Total Households	1 Mile: 5,642	3 Miles: 40,542	5 Miles: 100,734

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