

32 N. BROADWAY CIRCLE
OKLAHOMA CITY, OK 73103

Multi-Use Building For Sale or Lease

\$3,250,000 (\$166/SF)

19,631 SF on 1.28 Acres MOL

RE-DEVELOPMENT OPPORTUNITY IN AUTOMOBILE ALLEY



NAIRED

COMMERCIAL
REAL ESTATE

NAIRED

405.840.0600
NAIRED.COM

ABBIEY SULLIVAN
405.863.7590
ABBIEY@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



EXECUTIVE SUMMARY

Originally constructed in 1914 and updated over the years, this unique property off North Broadway in Automobile Alley is ideal for any redevelopment opportunity. This vacant space has the potential to be developed into a restaurant, speakeasy, office space, event center, local market, and the list goes on. The building's unique shape, rooftop accessibility, large interior space and the street parking available make it a perfect blank canvas for a multitude of uses. In addition to its interior and structural features, the walkability to restaurants, bars, and multifamily properties makes it particularly unique.

On the east side of the building, there is potential for additional square footage on the rooftop, perfect for additional event space or rooftop bar. There is ample street parking in close proximity to the building, including a paved lot on the east side. There is new development slated for the corner of 13th and North Broadway just North of this property, along with many restaurants, bars, and multi-family properties.

NAIRED

405.840.0600

NAIRED.COM

ABBIEY SULLIVAN

405.863.7590

ABBIEY@NAIRED.COM

BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



PROPERTY HIGHLIGHTS

- Available for Multi-Tenant Use (Office, Retail, Multi Family, etc.)
- Frontage facing N. Broadway Circle, In Between N. Broadway & N. Robinson
- Grade Doors: (1) 12' x 12', (1) 12' x 14', (1) 10' x 10' & (1) 12' x 14'
- Built in 1914
- Zoned: DTD-1

LOCATION HIGHLIGHTS

- In the Heart of Automobile Alley
- Less Than 2 Miles From Paycom Center, Scissortail Park, OU Health, St. Anthony Hospital, Myriad Botanical Gardens
- Public Transit in Close Proximity

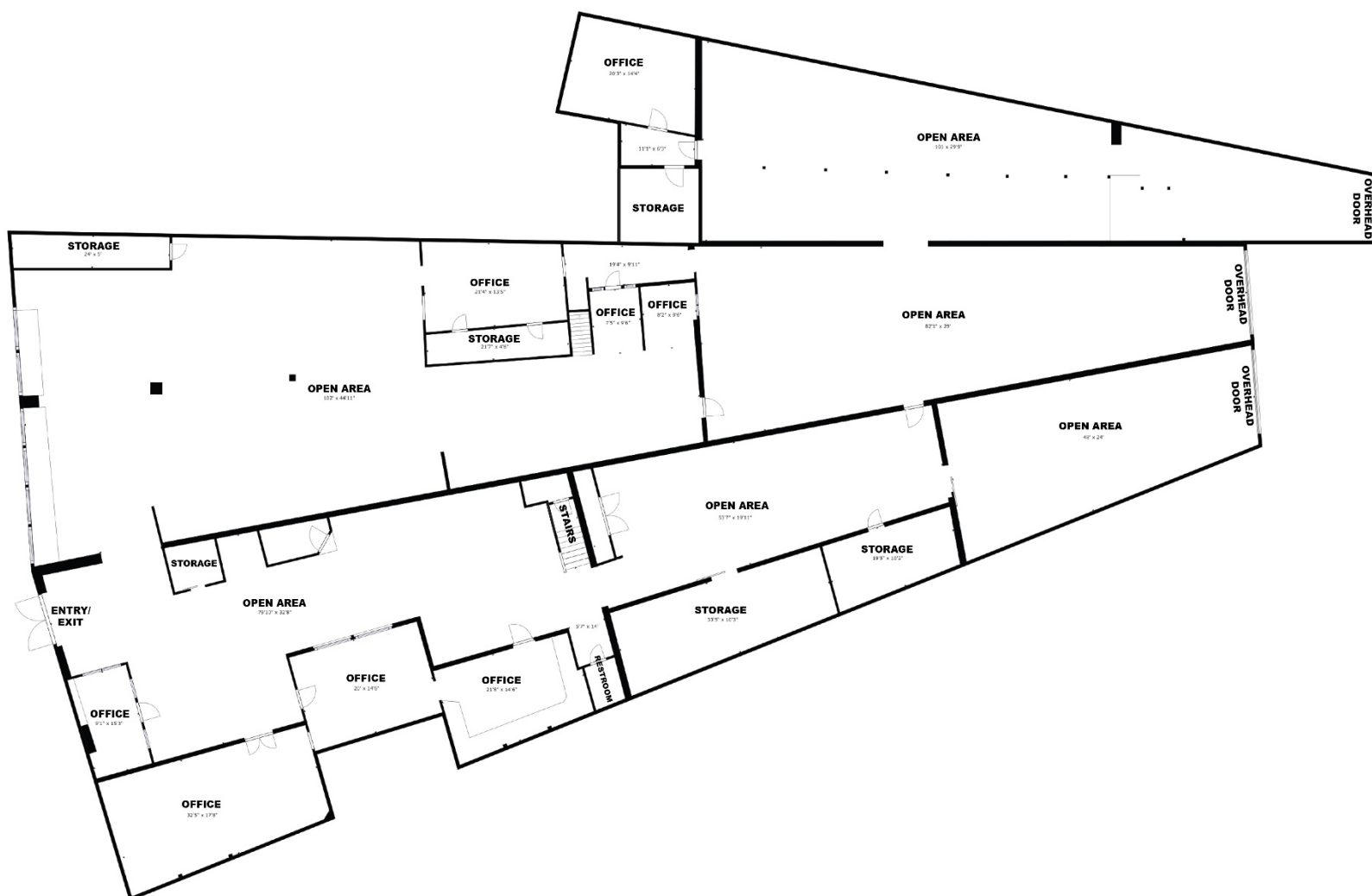
NAIRED

405.840.0600
NAIRED.COM

ABBIEY SULLIVAN
405.863.7590
ABBIEY@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

1st Floor

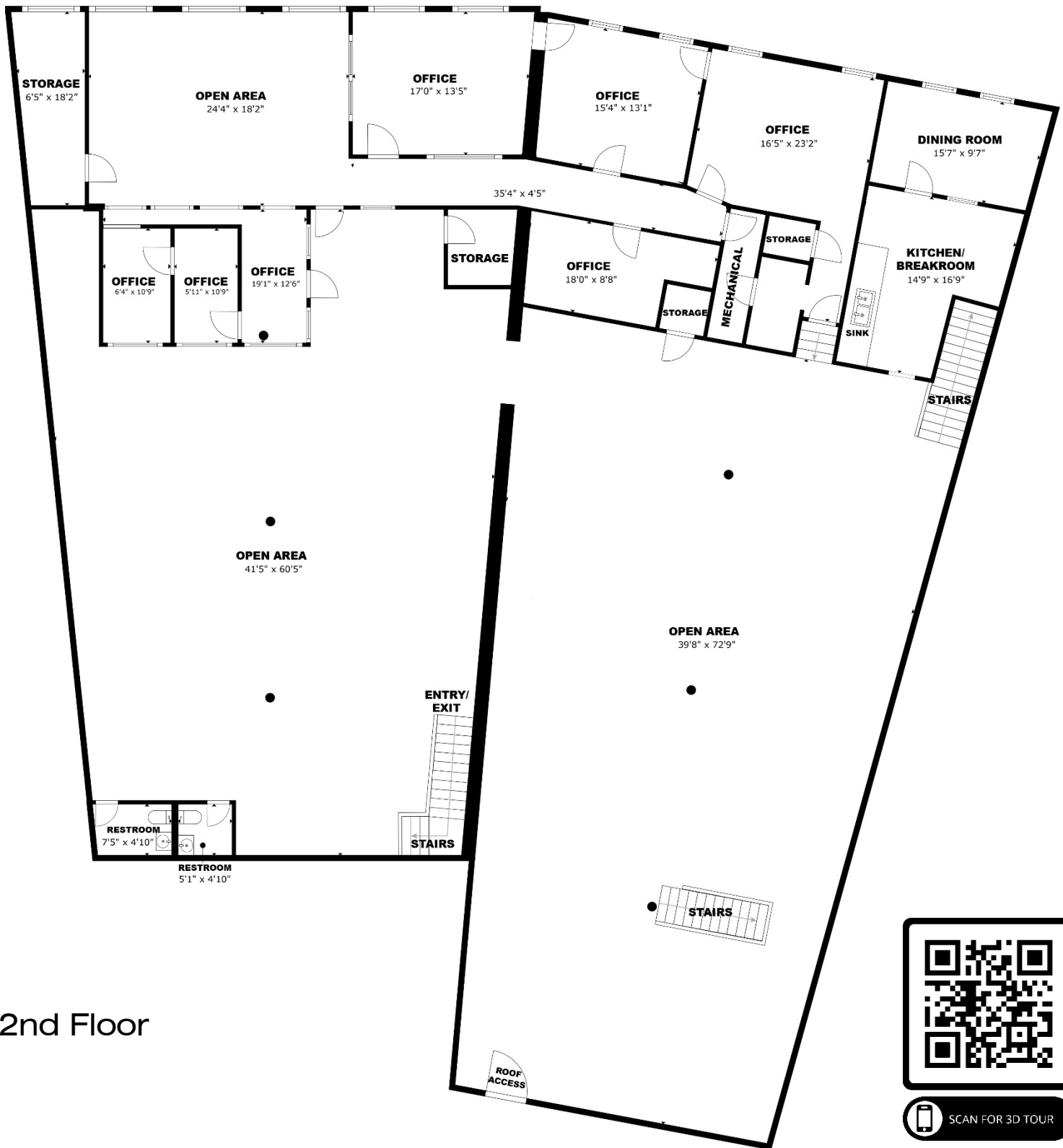


NAIRED

405.840.0600
NAIRED.COM

ABBNEY SULLIVAN
405.863.7590
ABBNEY@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



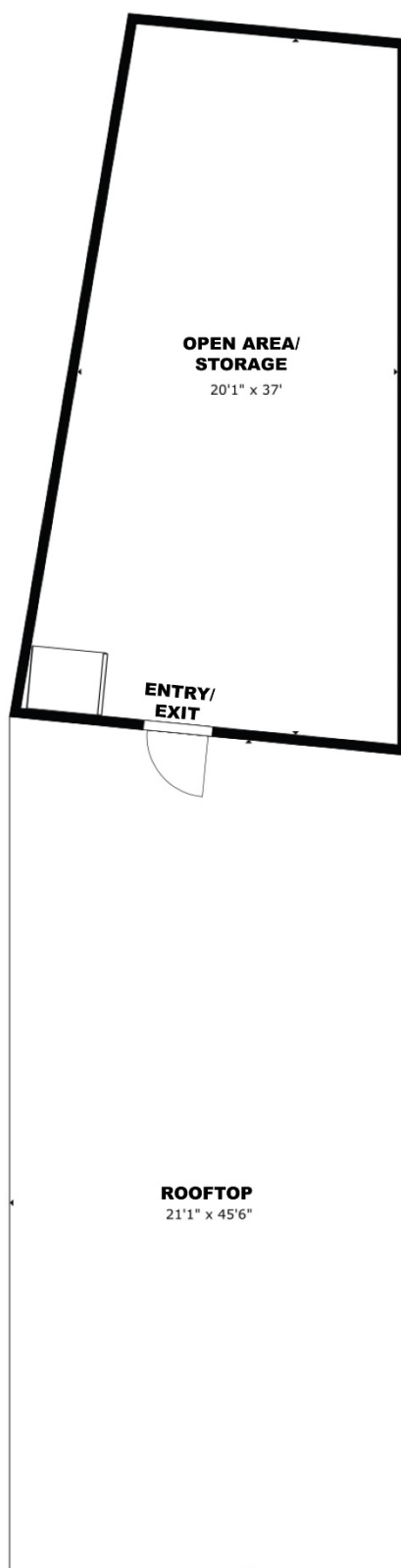
NAIRED

405.840.0600
NAIRED.COM

ABBIEY SULLIVAN
 405.863.7590
 ABBIEY@NAIRED.COM

BOB SULLIVAN, CCIM
 405.641.9798
 RSULLIVAN@CCIM.NET

Roof Space

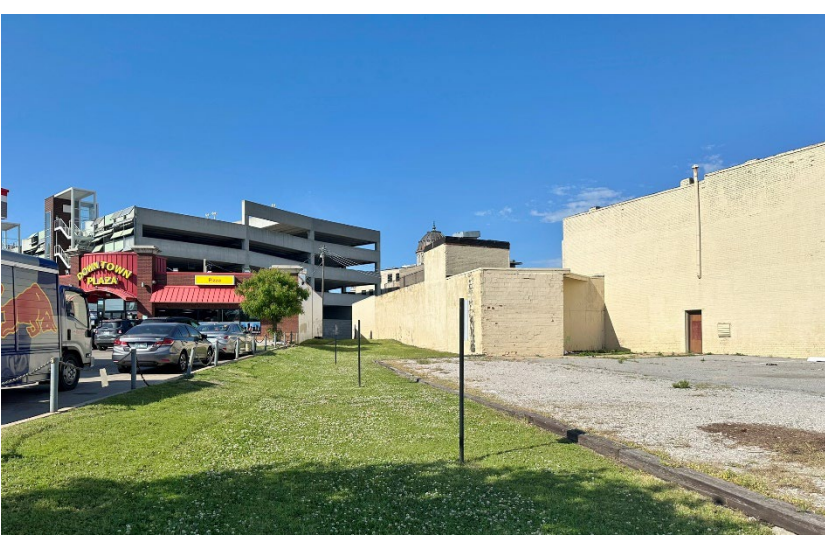
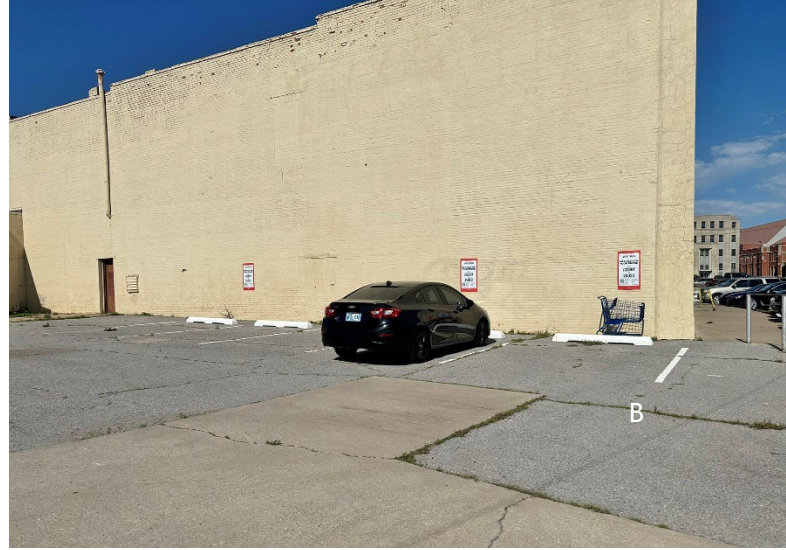


NAIRED

405.840.0600
NAIRED.COM

ABBIEY SULLIVAN
405.863.7590
ABBIEY@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

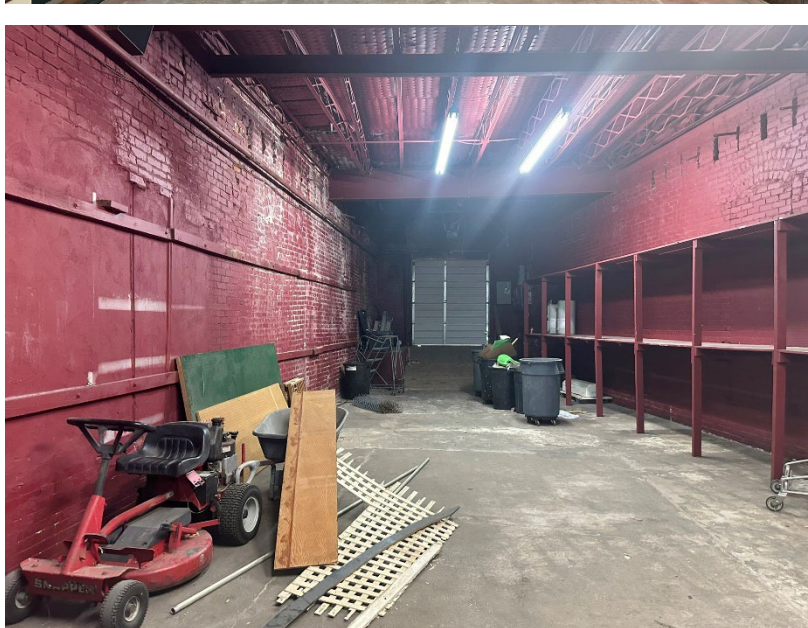
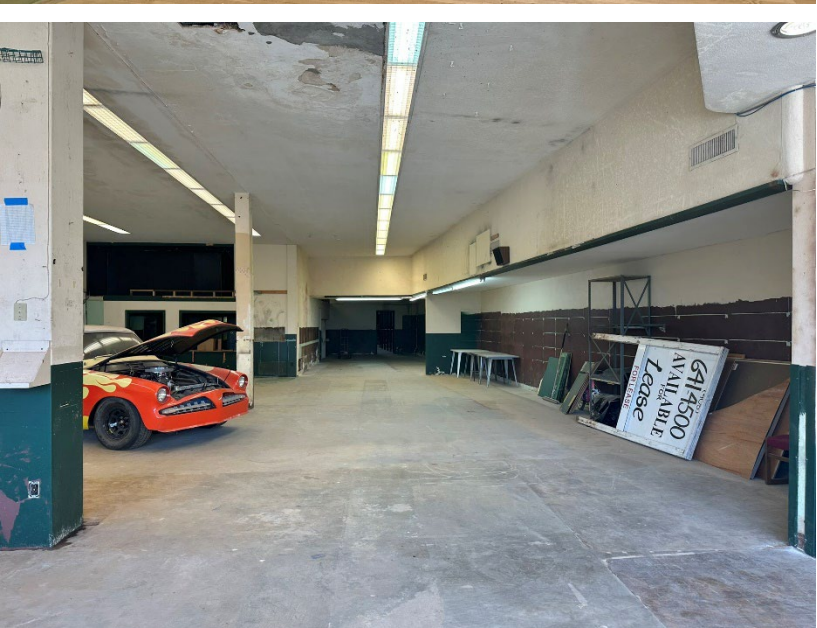
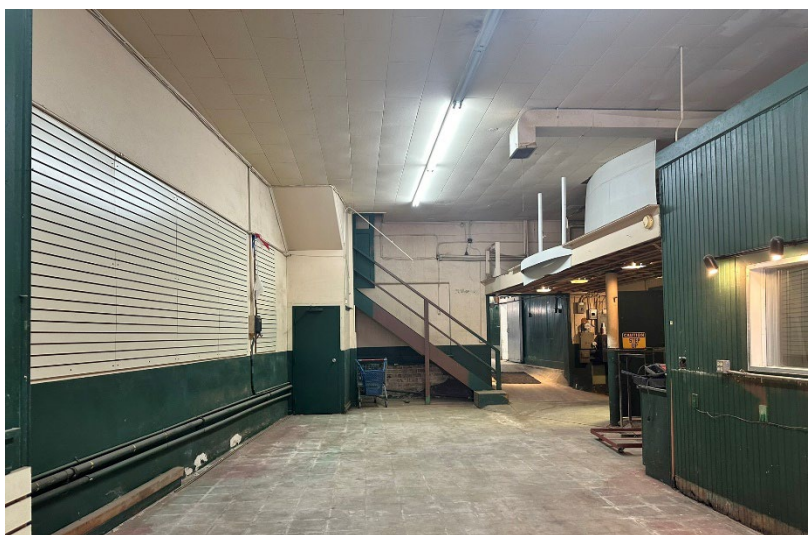


NAIRED

405.840.0600
NAIRED.COM

ABBIEY SULLIVAN
 405.863.7590
 ABBEY@NAIRED.COM

BOB SULLIVAN, CCIM
 405.641.9798
 RSULLIVAN@CCIM.NET

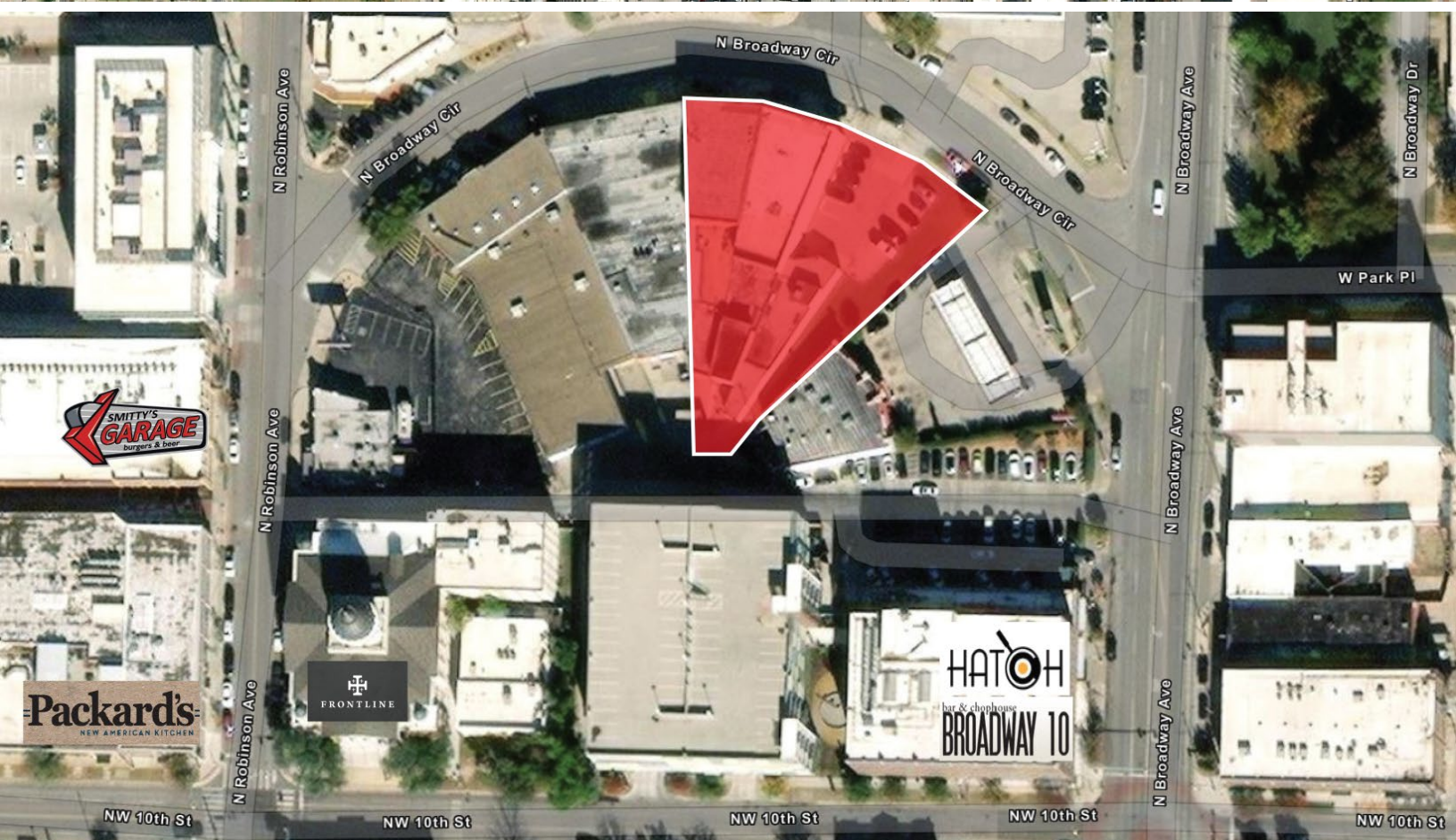


NAIRED

405.840.0600
NAIRED.COM

ABBEY SULLIVAN
405.863.7590
ABBHEY@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



NAIRED

405.840.0600

NAIRED.COM

ABBEY SULLIVAN

405.863.7590

ABBEY@NAIRED.COM

BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,752	84,526	205,609
AVERAGE HOUSEHOLD INCOME	\$121,744	\$70,926	\$64,738
TOTAL HOUSEHOLDS	5,954	35,128	82,381

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.