

Sales Price: \$300,000



40 N.E. 36th Street
Oklahoma City, OK 73118

PROPERTY HIGHLIGHTS

- **0.53 Acres MOL**
- Zoned: I-2
- Great Site for a Strip Center with Drive Thru
- Could be used as Industrial or Retail Land
- Zoning Allows Multiple Retail and Industrial Uses

LOCATION HIGHLIGHTS

- Great Traffic on N.E. 36th Street
- Numerous Businesses and Homes in the Area
- Located in the Santa Fe Industrial Area
- Just East of Edgemere Park and Crown Heights

Amir Shams
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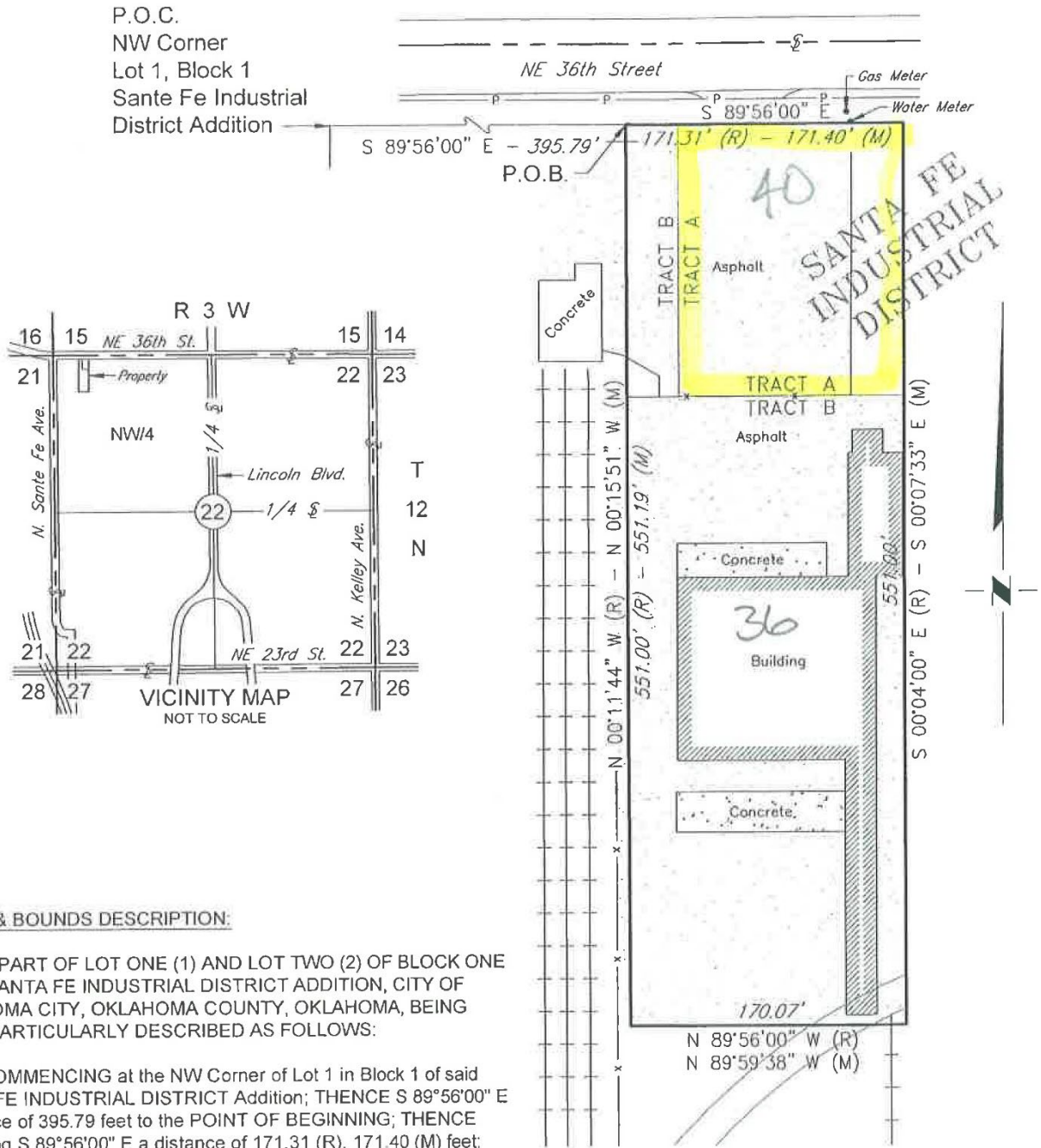
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P.O.C.
NW Corner
Lot 1, Block 1
Santa Fe Industrial
District Addition



METES & BOUNDS DESCRIPTION:

A PART OF LOT ONE (1) AND LOT TWO (2) OF BLOCK ONE (1) OF SANTA FE INDUSTRIAL DISTRICT ADDITION, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the NW Corner of Lot 1 in Block 1 of said SANTA FE INDUSTRIAL DISTRICT Addition; THENCE S 89°56'00" E a distance of 395.79 feet to the POINT OF BEGINNING; THENCE continuing S 89°56'00" E a distance of 171.31 (R), 171.40 (M) feet; THENCE S 00°04'00" E (R), S 00°07'33" E (M) a distance of 551.00 feet; THENCE N 89°56'00" W (R), N 89°59'38" W (M) a distance of 170.01 feet; THENCE N 00°11'44" W (R), N 00°15'51" W (M) a distance of 551.00 (R), 551.19 (M) feet to the POINT OF BEGINNING. Contains 2.16 acres more or less.

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