



Details

Sale Price:	\$975,000
Number of Units:	3
Lot Size:	2.29 AC
Building Size:	2,702 SF / Building
NOI:	\$79,100
Cap Rate:	8.11 %

Highlights

- 100% Leased
- Open Floor Plans
- Development Potential
- Immediate Cashflow

Overview

101 E. 32nd Street presents a unique investment opportunity in Stillwater, Oklahoma. The property consists of three well-maintained homes designed to appeal to the area’s strong student housing market, including two 5-bedroom, 2.5-bath units and one 6-bedroom, 2.5-bath units. Each unit features spacious common living areas, generous backyard space, and is fully leased, providing immediate cash flow. In addition to the existing improvements, the property includes a sizeable tract of land behind the homes that offers future development potential, subject to buyer verification. Located just five minutes from downtown Stillwater and approximately eight minutes from Oklahoma State University, the property combines a quiet residential setting with convenient access to campus and local amenities. Financial information and rent roll are available upon request.

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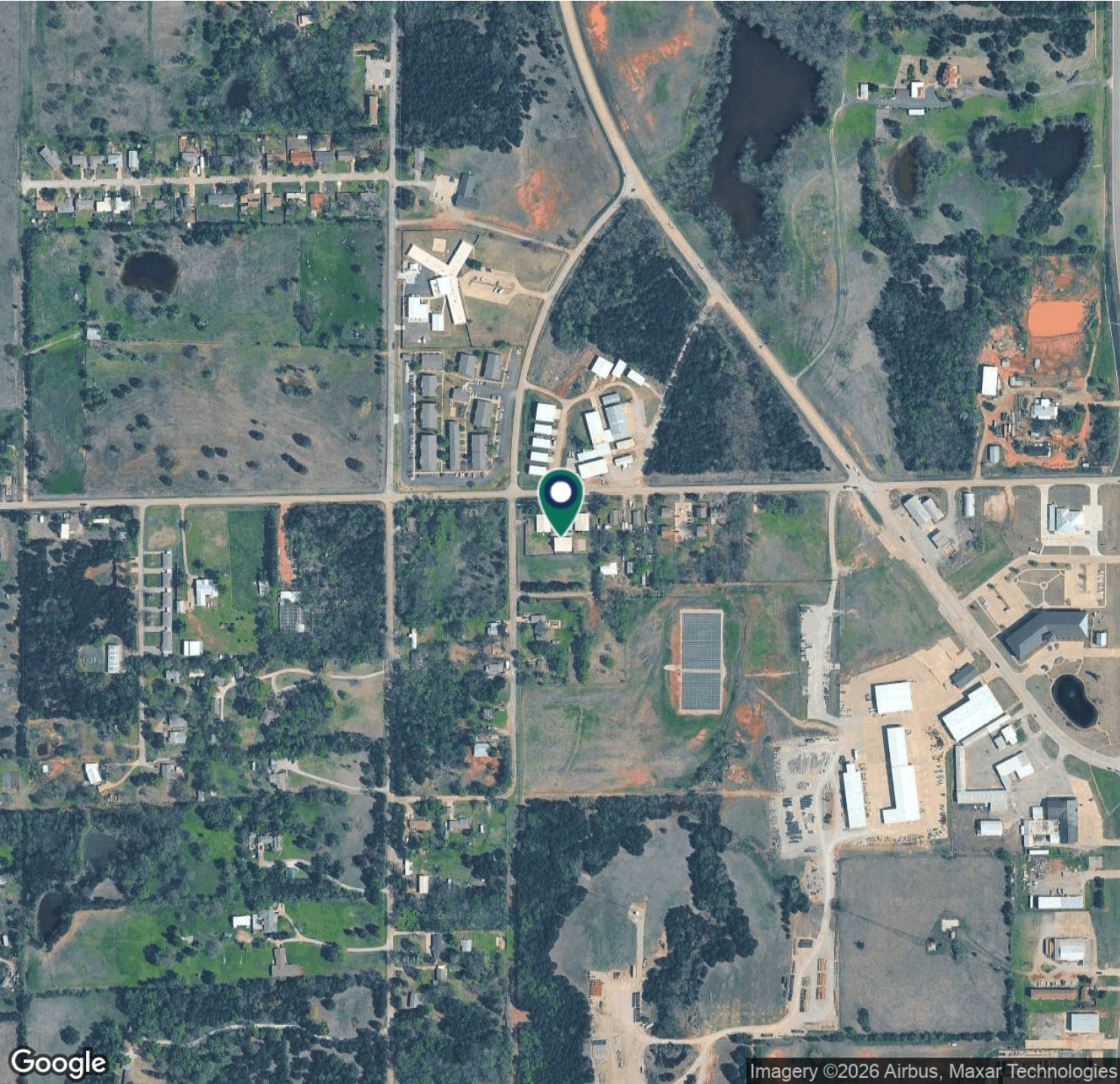
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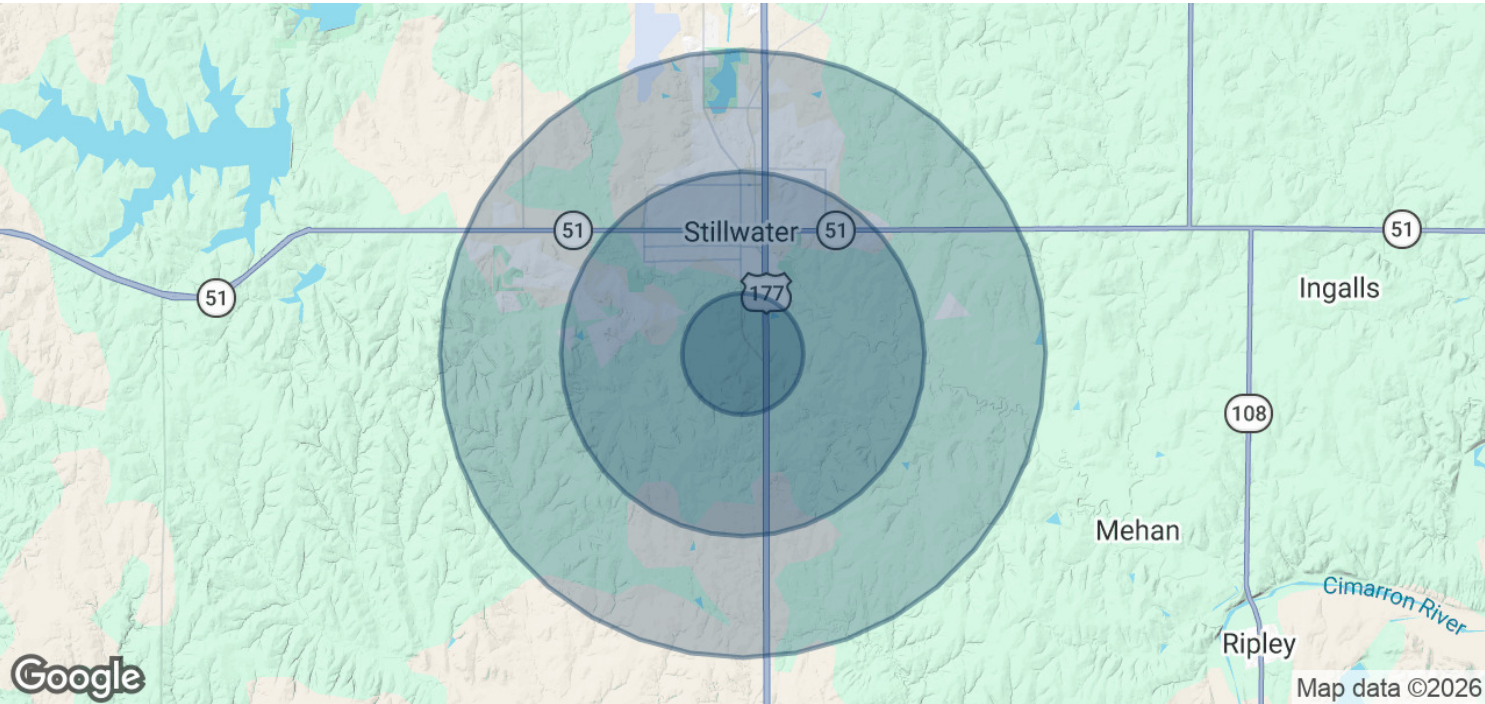
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	1,116	22,170	47,870
Average Age	29.2	28.3	29.9
Average Age (Male)	30.0	28.6	28.9
Average Age (Female)	29.0	29.3	31.6
Households & Income			
Total Households	517	8,624	18,713
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$46,947	\$59,632	\$67,808
Average House Value	\$269,774	\$258,383	\$295,306

2023 American Community Survey (ACS)

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