

For Sale

6810-6850 NW 23rd St.
Bethany, OK 73008



PROPERTY INFORMATION:

Address:	6810-6850 NW 23 rd St.
City/State/Zip	Bethany, OK 73008
Sales Price:	\$1,592,500
NOI:	\$127,400
CAP Rate:	8.0%
Building Size SF	18,100
Price \$PSF:	\$87.98
Total Units:	13 Units – 12 Tenants
Unit Dimensions:	25' x 45' +/-
Year Built:	1984
Lot Size:	1.96 ac.
Lease Type	Gross
Occupancy:	94% (1 vacancy)

PROPERTY DESCRIPTION

Peach Tree Center is an 18,100 sf mixed use retail and office shopping center. There are a total of 13 units (some combined) with 12 current tenants. The property consists of three (3) separate brick buildings and sits on approx. 1.96 acres. The leases are currently all base rent only (no NNN), with one vacancy of 1,200 sf, giving new ownership the ability to modify the leases over time to true NNN and increase the NOI and cash flow. There are two (2) ingress/egress driveways fronting on NW 23rd, one pylon sign and two buildings have newer TPO roofs (3 yrs. approx.) A going in CAP rate of 8% with substantial upside to generating more revenue thru active management makes this a very attractive asset for any investors portfolio. *The Parking lot was re-surfaced and re-striped February 2026.*

LOCATION

Just east of Rockwell on NW 23rd St., in Bethany, Oklahoma

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Households	5,500	30,200	71,600
Total Population	15,300	80,200	184,400
Average HH Income	\$59,000	\$58,200	\$68,500



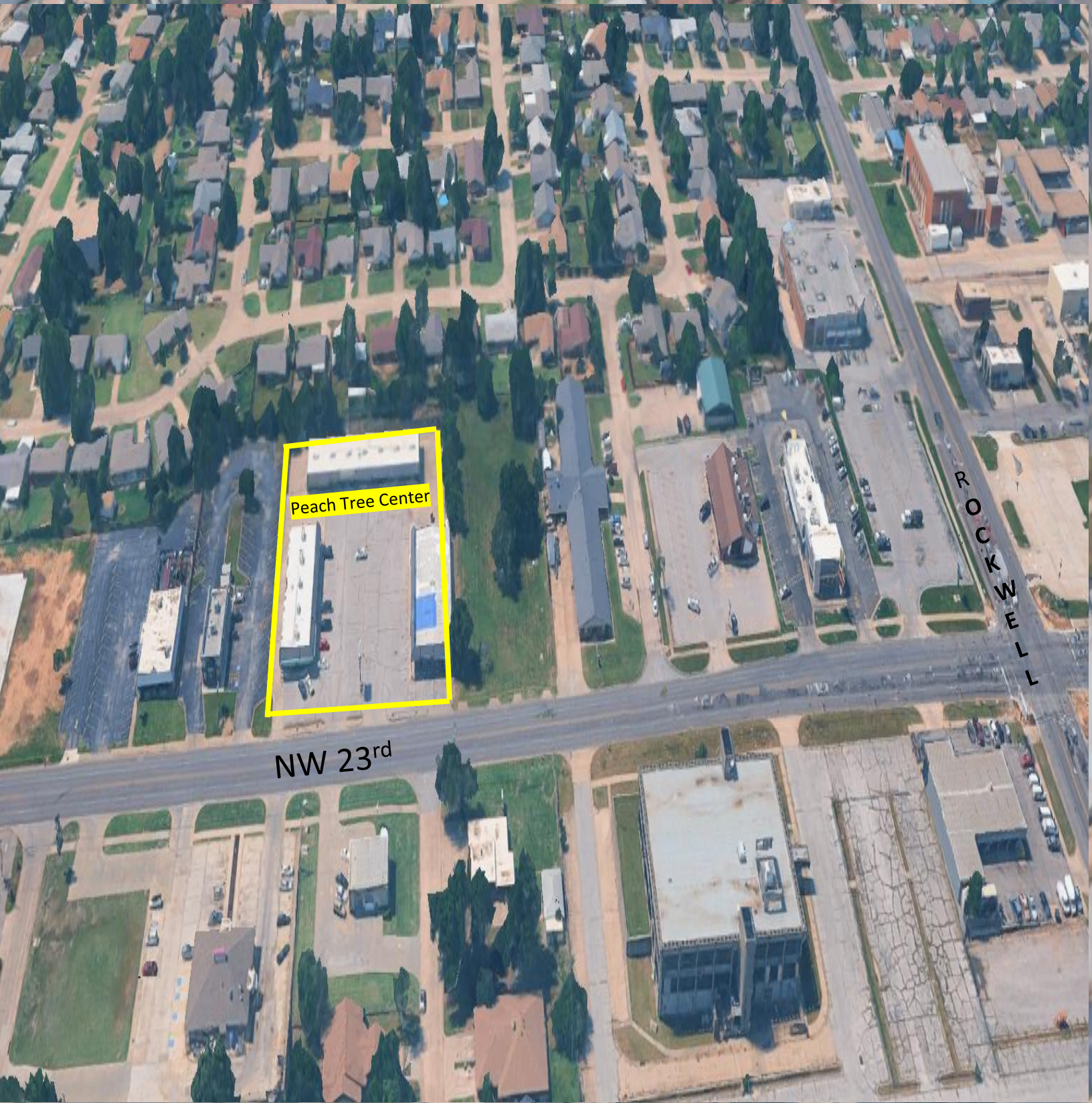
CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
HCB Commercial Real Estate Co., LLC
P.O. Box 639 Norman, Oklahoma 73070
405.473.7653 (mobile)
405.447.7124 (fax)
scott.heiple@hcbcommercial.com (email)
www.hcbcommercial.com (web)

4200 28th Ave. NW

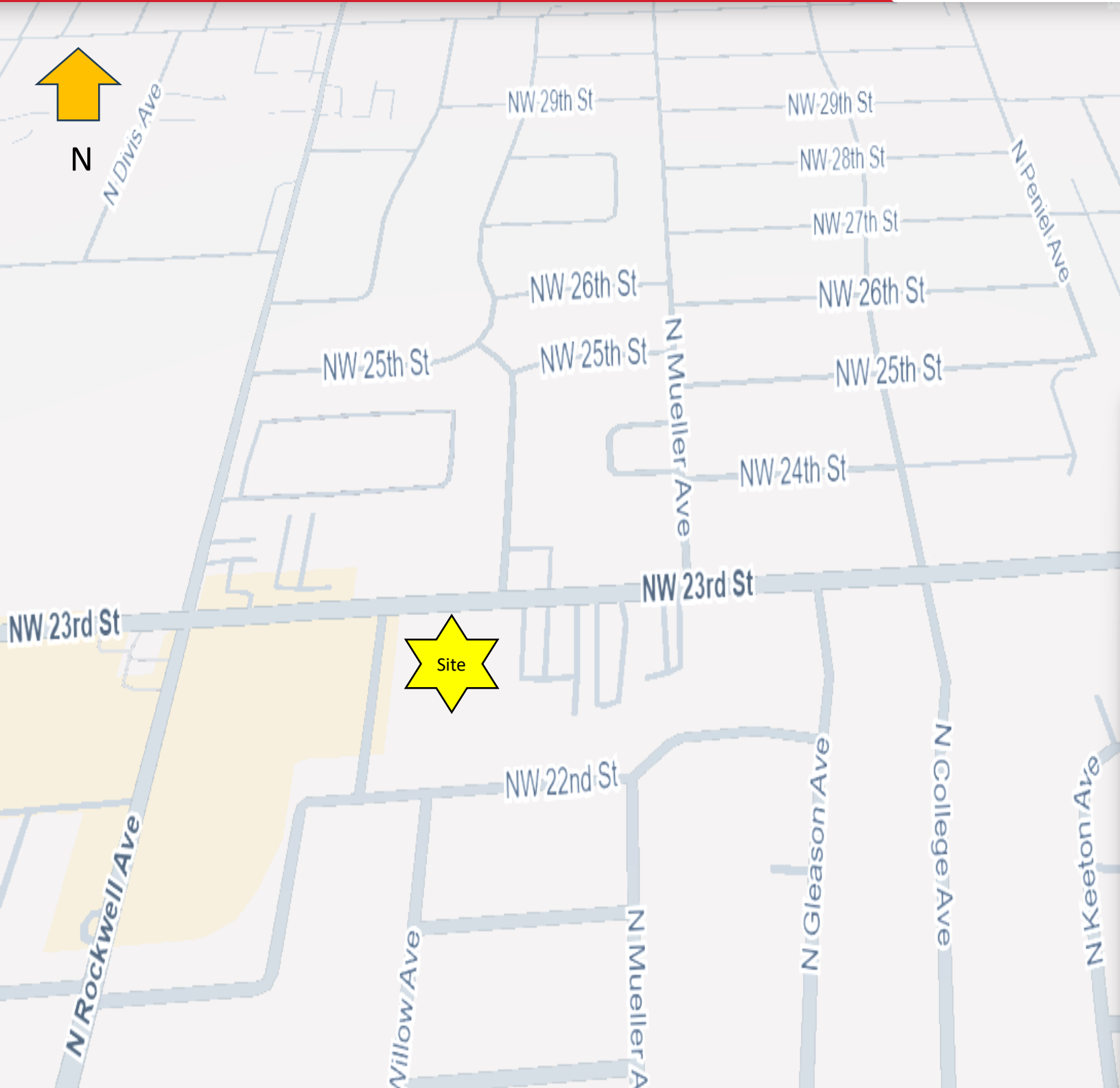


Location Map



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