



## 2701 SW Lee Blvd

2701 SW Lee Blvd, Lawton, OK 73505



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\$430,000

Passive Income property - This 9,600 sf warehouse building with administrative offices is used for the distribution of wholesale bread products. The current tenant has been here over twenty years and just executed a new three year lease which expires 31 July 2028. Monthly rent is \$4,000 and expenses run 25% of Gross. So at \$430,000 this gives an owner/investor a hard CAP rate of 8.3%. The building is setup with offices in the front of the building and clear floor storage accessible in the rear. This listing is a great opportunity to park your money and continue to build equity. Give us a call for more info or to arrange a showing....

- Investment property on high traffic Lee Blvd.
- Long-term tenant
- Passive Investment Opportunity



Price:	\$430,000
Property Type:	Industrial
Property Subtype:	Food Processing
Building Class:	C
Sale Type:	Owner User
Lot Size:	79,898 SF
Gross Building Area:	9,600 SF
Rentable Building Area:	9,600 SF
No. Stories:	1
Year Built:	1960
Tenancy:	Single
No. Dock-High Doors/Loading:	1
Zoning Description:	C-5
APN / Parcel ID:	0027016





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# Property Photos



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