

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$5,280,000
Building Size:	12,928 SF
Lot Size:	0.87 Acres
Number of Units:	6
Price / SF:	\$408.42
Cap Rate:	7.75%
NOI:	\$409,272
Year Built:	2022
Renovated:	2025
Zoning:	PUD-813 (Office)
Market:	Oklahoma City
Submarket:	Yukon

### PROPERTY OVERVIEW

This multi-tenant property is located in a desirable and rapidly growing office/retail corridor and offers strong in-place rental income from day one. The building features high-end finishes designed to attract quality tenants, supporting top-of-market rents and long-term, stable growth.

### PROPERTY HIGHLIGHTS

- Covered parking
- Executive lounge with built-in bar
- Private humidior room
- Multiple income producing tenants
- Long term lease in place covering the majority of the property
- High end finishes throughout
- Located in a rapidly developing area
- The vacant space has been fully remodeled and will be ready for occupancy soon.

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JOHNNY STRADAL

INVESTMENT PROPERTY  
4308 GRANT BOULEVARD | YUKON, OK 73099



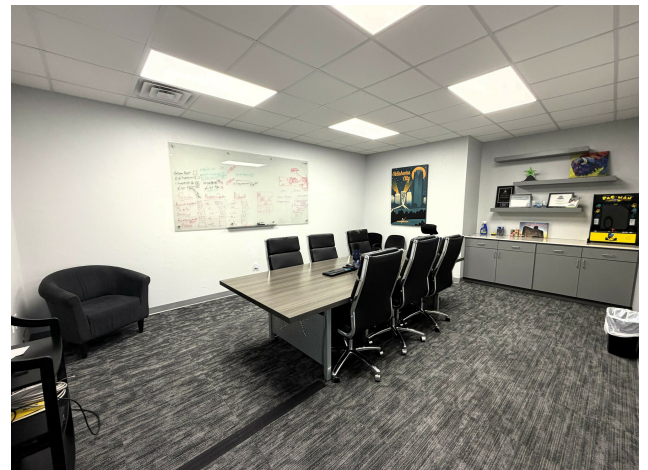
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## INVESTMENT INFORMATION

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## PHOTOS



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## LOCATION MAP



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