

YUKON CAR WASH

1226 South Holly Avenue - Yukon, OK



PROPERTY SUMMARY

Sale Price: \$400,000

Lot Size: 1.19 Acres

Building Size: 7,430 SF

Market: Oklahoma City

Sub Market: Yukon

PROPERTY OVERVIEW

1226 Holly - 5 self serve & 1 automatic. Property needs to be fully renovated. Buyer should be able to purchase, fully renovate and be operating a brand new car wash for under 1MM.

LOCATION OVERVIEW

1226 S. Holly - Located just off the corner of Vandament and Holly Ave. Only about 1 mile north of I-40 and 2 miles south of historic Route 66.

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

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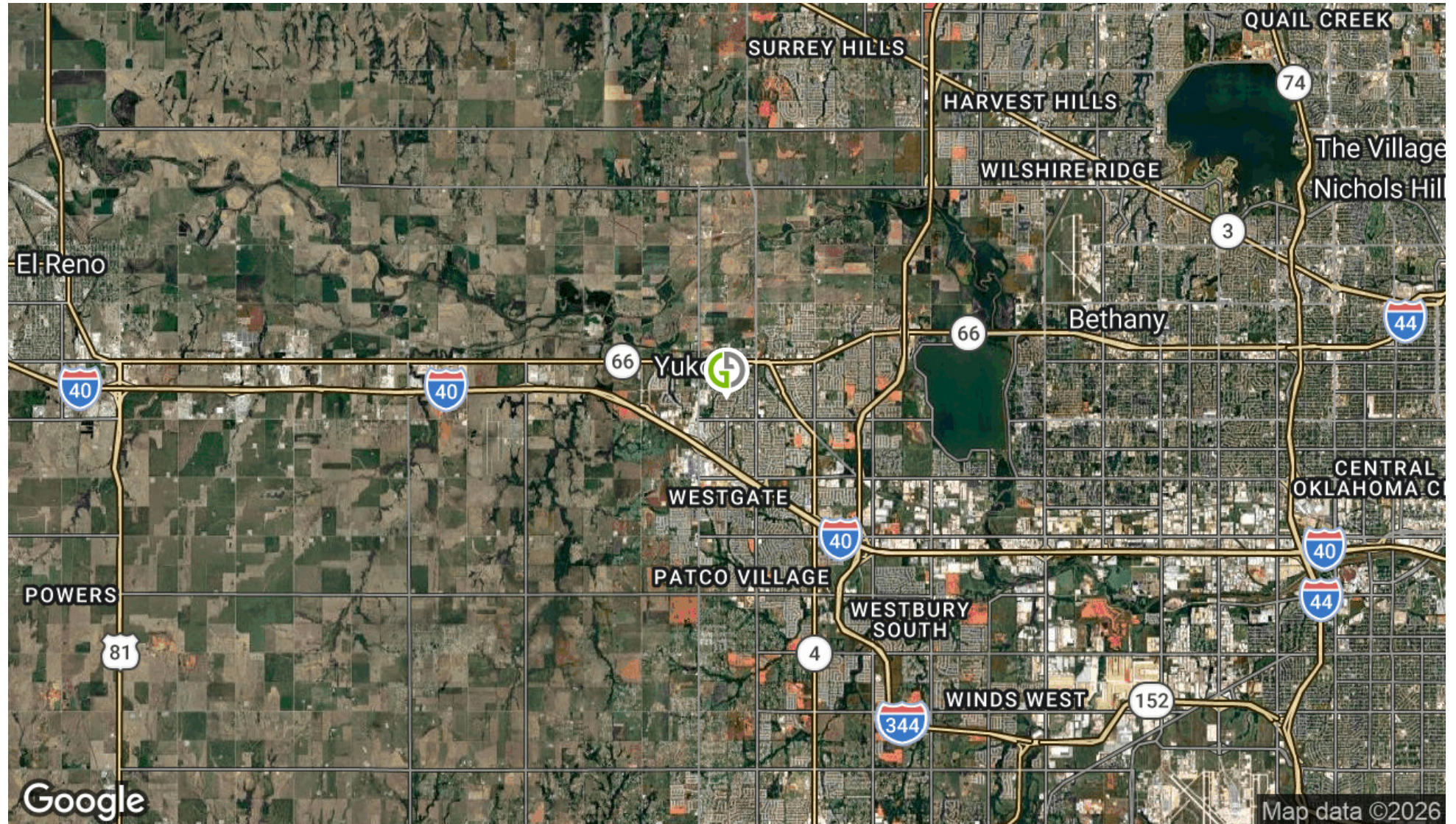
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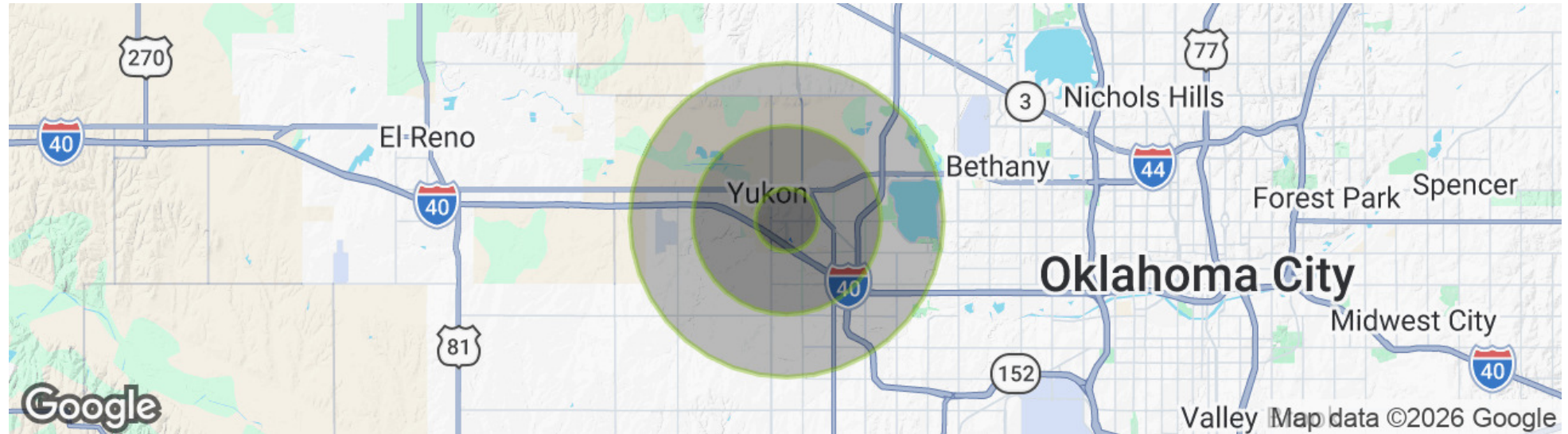
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

9,885

41.4

40.3

43.0

3 MILES

43,246

37.6

36.1

39.2

5 MILES

74,928

36.5

35.4

38.1

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

3,881

2.5

\$89,149

\$171,551

3 MILES

15,937

2.7

\$96,425

\$239,566

5 MILES

27,454

2.7

\$96,982

\$252,564

2023 American Community Survey (ACS)

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CHRIS ANDERSON, CCIM

Principal

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Direct: **405.285.2100 x103** | Cell: **405.408.9098**

PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

Grant Group

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