



Investment Property For Sale

Midwest Square Office Park

7901 NE 10th Street
Midwest City, OK

PROPERTY HIGHLIGHTS:

- 46,029 ± SF Total Gross
- 37,779 SF± Total Rentable
- 4 Buildings A-D
- 1.97 ± Acres
- 130 Parking Spaces
- Bldg D Vacant – Interior Demolished, Ready for Finish Out. Single or Multi-Tenant. 14,222±

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- **Added Value Opportunity**

PROPERTY INFO:

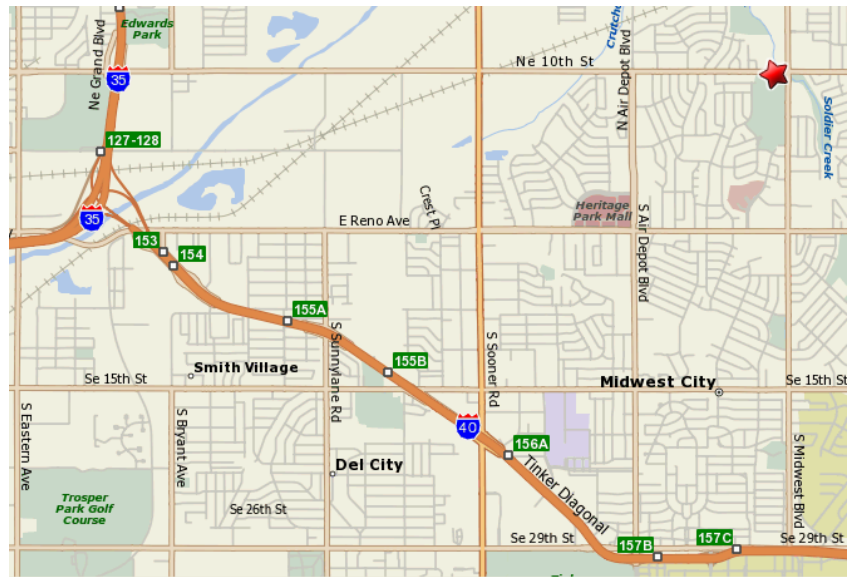
- Managed By Owners
- Near Tinker Field Air Force Base
- Roofs – Bldgs. A&C New 2009
- Roof - Bldg. C & D 15-20 Yr. Age
- HVAC – Roughly 33% Replaced
- **Across Street From Municipal Golf Course.**
- **MW City Regional Medical Ctr. 1 Mile South**

INVESTMENT INFO:

- Gross Scheduled Income \$261,240
- Vacancy (\$) 30% \$78,480
- Adjusted Gross Income \$182,760
- Operating Expenses \$71,560
- Net Income \$111,200

PRICING INFO:

- **\$825,000**
- **\$17.92 / PSF**
- **13.47% Cap Rate**
- Actual SF Vacancy 49.69%
- As of July 19, 2013
- 7.5 Year Payback



For More Info Please Contact:
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