

Claremore Multifamily For Sale

FEATURED IN THE WASHINGTON POST

*Highlighted as part of Claremore's
nationally recognized housing initiative*

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Ave, Claremore, OK
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PROPERTIES



Property Summary



Location Description

Recently completed 8-unit multifamily investment opportunity in the heart of Claremore. This boutique property features four duplex-style buildings totaling eight spacious 2-bedroom, 2.5-bath units, each offering approximately 1,120 SF with attached garages, premium finishes, open-concept layouts, quartz countertops, stainless steel appliances, spray foam insulation, and low-maintenance construction. Each unit includes ensuite bathrooms, in-unit laundry, modern energy-efficient systems, and private garage parking.

Located in Old Town Claremore with convenient access to retail, dining, employment, and commuter routes, the property offers investors new construction quality, strong tenant appeal, and long-term appreciation potential in a stabilized, move-in-ready asset.

Available for sale as a complete 8-unit portfolio at \$1,620,000, or individually by building at \$405,000 per building. Individual building sales are subject to completion of the pending lot split and recording of separate parcels with Rogers County.

Offering Summary

Sale Price:	\$1,620,000
Number of Units:	8
Unit Size:	1,120 SF
Price Per Building:	\$405,000
Pro Forma Cap Rate:	7.2%
Year Built:	2026

Additional Photos



Additional Photos



Location Map

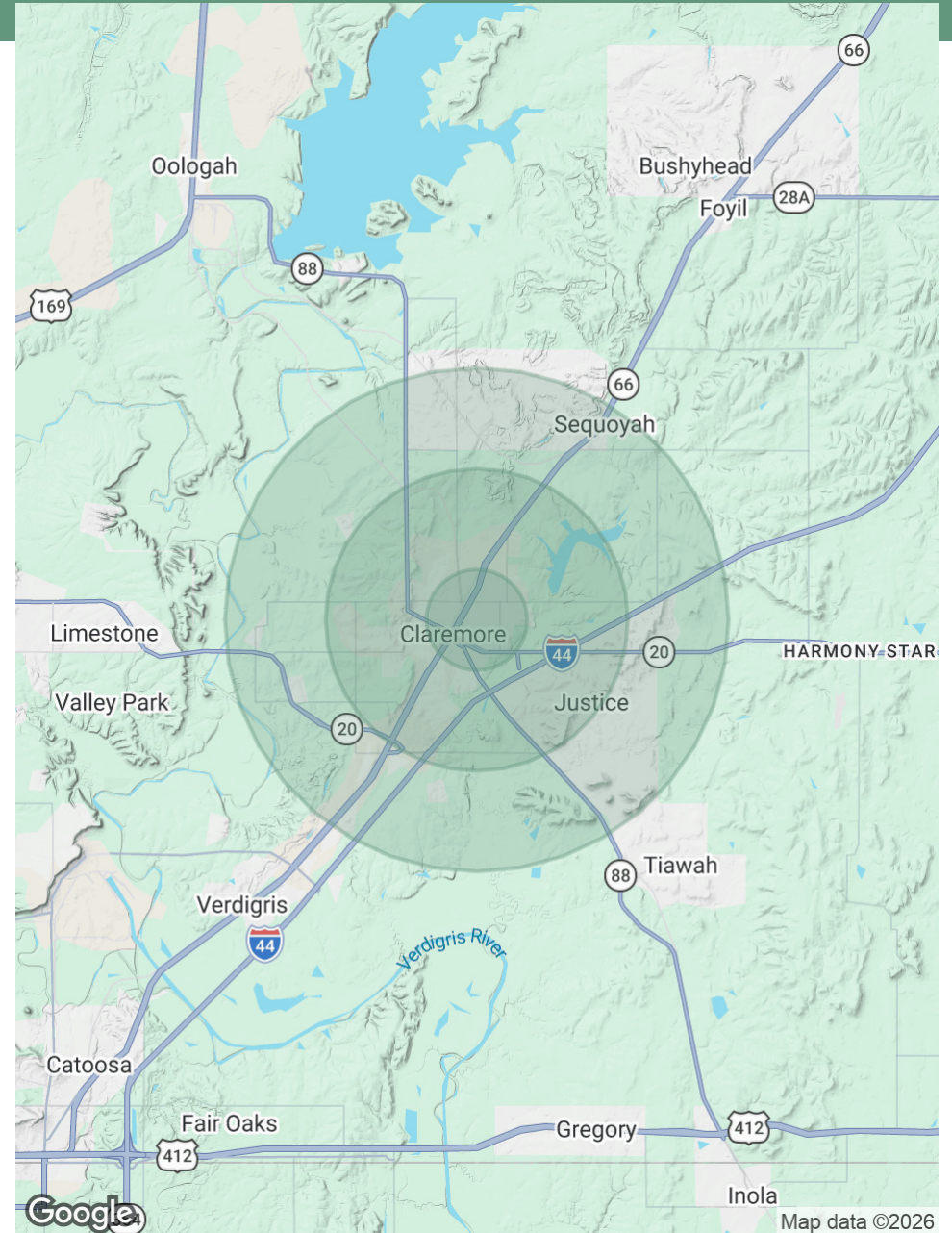


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,659	21,937	31,041
Average Age	37.0	38.3	39.6
Average Age (Male)	33.9	35.4	37.3
Average Age (Female)	40.1	41.1	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,732	8,405	11,848
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$63,225	\$76,657	\$83,278
Average House Value	\$163,438	\$212,373	\$224,921

2023 American Community Survey (ACS)



Financial Summary

Stabilized Operating Proforma	
Purchase Price:	1,620,000
Monthly Rental:	\$ 1,650
Annual Gross Income:	\$ 158,400
Less: Projected Operating Expenses:	
Vacancy & Cr. Loss 5%:	\$ 7,920
R.E. Taxes:	10,000
Insurance:	6,000
Management @ 8%:	12,672
Maintenance (Lawn Contract):	4,800
Total Operating Expenses:	\$ 41,392
Net Operating Income:	\$ 117,008
Capitalization Rate:	7.2%

Contact

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