

UPDATED PRICING: \$3,675,000 (OR SOLD INDIVIDUALLY)

# 5700 N BRYANT AVE

Oklahoma City, OK 73121

**Brock Lytton**

President/Managing Broker (OK)

405.250.9596

brock@moriahrealestate.com

PRICE: \$3,675,000

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Oklahoma City, OK 73121



## Property Description

\*Buildings to be sold individually or together. POA to be established. Strategically located along I-35 near the I-44 and I-35 Interchange in North Oklahoma City, this **high-visibility property** offers a prime opportunity for an owner/user seeking both exposure and additional rental income. Built in 2020 with recent capital improvements, the facility consists of four buildings totaling 31,500 SF. Each building can be divided into suites as small as 2,100 SF, with the current layout comprising 10 units, expandable to 15 units. Don't miss this exceptional investment opportunity.

## Offering Summary

Sale Price:	\$3,675,000 (Package Pricing)
Lot Size:	2.99 Acres
Building Size:	31,500 SF (4 Buildings)

## Location Description

Located off of N Bryant Avenue between NW 50th and NW 63rd, this prime location provides quick access to I-35, I-44, and I-40, making it exceptionally convenient for transportation and commuting.

## Property Highlights

- Multi-Tenant Buildings (sold individually or as package)
- Zoning: I-1 | Utilities: City Water/Commercial Aerobic
- 15 Grade Level Doors (14x14)
- Low Maintenance Property
- For Owner User or Investment

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## Building Layout Sales Prices

Bldg. D  
6,300 SF  
Old Pricing: ~~\$850,000~~  
New Pricing: \$725,000

Bldg. C  
8,400 SF  
Old Pricing: ~~\$995,000~~  
New Pricing: \$850,000

Bldg. B  
8,400 SF  
Old Pricing: ~~\$995,000~~  
New Pricing: \$850,000

Bldg. A  
8,400 SF  
Old Pricing: ~~\$1,450,000~~  
New Pricing: \$1,250,000



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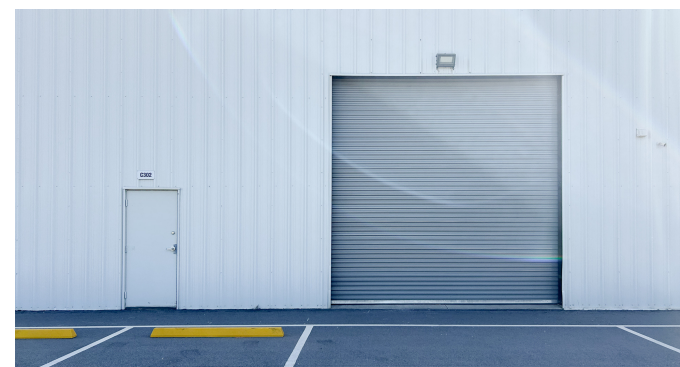
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