

# FOR SALE



**3530 N MacArthur Blvd**  
**Oklahoma City, OK 73122**

**±7,696SF Office/Retail / \$1,302,000 (6.83% CAP)**



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## Property Description

This versatile ±7,696 SF office/retail property on N MacArthur Blvd in Oklahoma City is fully leased and offered at an attractive 7.25% CAP rate, providing a stable and diversified income stream through its two well-established tenants. Strategically located with excellent visibility and accessibility, the property features flexible layouts and modern amenities suited for various professional or retail uses. Positioned in a high-traffic commercial corridor, this income-producing property represents a compelling addition to any investment portfolio in one of Oklahoma City's thriving business areas.

## 3530 N MacArthur Blvd Oklahoma City, OK 73102

**Building Size:** ± 7,696 SF Office

**Zoning:** C-3

**Tenants:** 2 - Fully Leased

**NOI:** \$88,954

**Sale Price:** \$1,302,000.00



**KW Commercial Elite**  
5629 N Classen Blvd, OKC, OK 73118  
kwc-ok.com

