

Sale Opportunity

37,955 Total SF

29,495 SF Industrial Warehouse
8,460 SF Shopping Center

Sales Price: \$820,000



7209 S. Council Road

Oklahoma City, Oklahoma 73169

PROPERTY HIGHLIGHTS

- Sale Opportunity
- 3 Industrial Warehouse Buildings Totaling 29,495 SF as Equipment/Oil Field Salvage Business
- 8,460 SF Shopping Center with C-3 Zoning
- Owner-Occupied Industrial Areas & Buildings with Existing Retail Leases
- Only Diversified Shopping Center for Wheatland
- Building Management On-Site
- 110 Grade Level Doors (Former Self-Storage Doors)
- 10' & 12' Clear Ceiling Height
- 400 Amp/3 Phase Power & 220 Amp/3 Phase Power
- Fenced Yard



TOTAL SF	37,955 SF MOL
LAND IN ACRES	3.789 MOL
ZONING	I-2/C-3
VACANT SF	8,460 SF MOL
GENERAL USE	Industrial/Retail

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:

Eddy Hrdlicka

Cell: 1 405 408 1346

eddy@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

For Sale
 7209 S. Council Road
 Oklahoma City, Oklahoma
 73169



DEMOGRAPHICS

Population

1 Mile: 1,614	3 Mile: 8,210	5 Mile: 49,754
-------------------------	-------------------------	--------------------------

Average Household Income

1 Mile: \$74,366	3 Mile: \$75,009	5 Mile: \$61,653
----------------------------	----------------------------	----------------------------

Total Households

1 Mile: 578	3 Mile: 3,021	5 Mile: 18,303
-----------------------	-------------------------	--------------------------

LOCATION HIGHLIGHTS

- 225' of Frontage on S. Council Road
- Frontage on Alternate Commuter Pathway to Mustang
- Booming Area with Rail & Airport Served Industrial Businesses
- Oil Field Rig/Service Companies in the Area
- Unincorporated Suburban Community with USPS Post Office Established in 1902
- Oklahoma City Utilities & Protection Services

For more information:

Eddy Hrdlicka

Cell: 1 405 408 1346

eddy@naisullivangroup.com

www.naisullivangroup.com

NASullivan Group

4045 N.W. 64th Street, Suite 340
 Oklahoma City, Oklahoma 73116
 Office: 1 405 840 0600
 Fax: 1 405 840 0610