# Na ISullivan Group

Industrial RV Storage Buildings & Residential House For Sale

Storage Buildings: 22,400 SF on 1.60 Acres MOL

House: 1,300 SF MOL Sales Price: \$850,000



# 5601 S. Laura Drive

Oklahoma City, Oklahoma 73179

#### PROPERTY HIGHLIGHTS

- (4) 50' x 112' Buildings
- New Construction February 2017
- Free Span
- 5,600 SF Each Unit
- (32) 14' x 50' Bays
- 70' x 112' Concrete Driveways
- Wide 25' Entrances
- Electric Hookup at Each Bay
- Expansion Foam Insulation
- Insulated 12' Wide x 14' Tall Bay Doors
- Electric Bay Door Openers
- Lighted Bays with LED Lighted Exterior Driveways
- Handicap Accessible 10' x 10' Restroom with Laundry Hookup
- New Aerobic Septic
- Proforma NOI: \$69,080
- 8% Cap Rate (Proforma)



TOTAL SF	22,400 SF MOL	
LAND IN ACRES	1.60 MOL	
ZONING	Industrial	
GENERAL USE	SE Industrial	
TAXES	\$1,035.76	

## 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 CONDI-TIONS, 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.

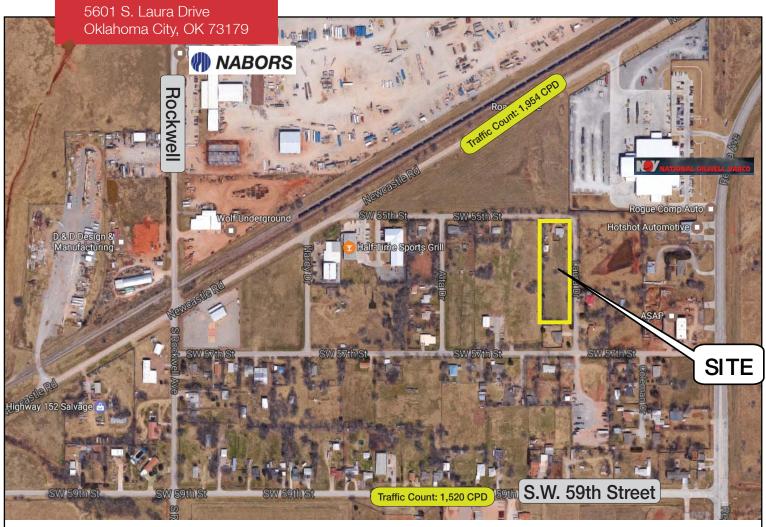
## For more information:

## Bob Sullivan, CCIM

Cell: 1 405 641 9798 rsullivan@ccim.net

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

Fax: 1 405 840 0610



#### **DEMOGRAPHICS**

Population		
<b>1 Mile:</b> 138	<b>3 Mile:</b> 11,348	<b>5 Mile:</b> 101,254
Average Household Income		
<b>1 Mile:</b> \$67,785	<b>3 Mile:</b> \$65,086	<b>5 Mile:</b> \$57,649
Total Households		
<b>1 Mile:</b> 56	<b>3 Mile:</b> 3,726	<b>5 Mile:</b> 35,547

#### PROPERTY HIGHLIGHTS

- 1,300 SF Custodian House
- Natural Gas, Central Heat & Air
- 1 1/2 Bath
- 3 Bedrooms
- Large Kitchen/Dining Area
- 2 Living Spaces
- City Water, Well Water with Pump
- New Aerobic Septic

#### LOCATION HIGHLIGHTS

- Off S.W. 55th Street near Newcastle Road
- Industrial Development Area

### For more information:

## Bob Sullivan, CCIM

Cell: 1 405 641 9798 rsullivan@ccim.net



www.naisullivangroup.com

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

Fax: 1 405 840 0610