

**MOTIVATED SELLER!**



**1616 N.E. 36th Street**

Oklahoma City, Oklahoma 73111

## PROPERTY HIGHLIGHTS

- **Real Estate & Business Sold Together or Separate**
- Building Well Maintained
- 1 Conference Room & 3 Offices
- 1 Chapel & Lobby
- 1 Attached Double Car Garage & Storage
- 1 Large Product Display Room
- 3 Viewing Rooms
- 1 Dressing Room & 3 Public Restrooms
- 1 Embalming Room with Equipment
- Employee Break Room
- Family/Customer Database
- All Vehicles & Equipment Included
- Pre-Planned Service Agreements-Valued at \$350,000

**Financials Available with Signed Confidentiality Agreement**



TOTAL ACRES	<b>3.237 ACRES MOL</b>
TOTAL SF	<b>6,630 SF MOL</b>
ZONING	<b>Commercial</b>
TAXES	<b>\$6,175</b>

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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## LOCATION HIGHLIGHTS

- Frontage: 400' on N.E. 36th Street
- 4 Lane Arterial Street
- Located on Hard Corner for Easy Access
- Great Location between I-35 & Broadway Extension

## DEMOGRAPHICS

### Population

1 Mile: 6,390	3 Mile: 42,351	5 Mile: 129,099
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### Average Household Income

1 Mile: \$21,370	3 Mile: \$31,514	5 Mile: \$35,061
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### Total Households

1 Mile: 2,659	3 Mile: 19,536	5 Mile: 54,316
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