# Na ISullivan Group

Midtown Office Building For Sale

5,574 SF & 0.20 Acres

Sales Price: \$1,050,000



## 1136 N. Robinson Avenue

Oklahoma City, Oklahoma 73103

#### PROPERTY HIGHLIGHTS

- Extensive Renovation
- 28 Parking Spaces
- 3 Possible Reception Areas
- Unique Spanish Style Exterior
- One of a Kind Building
- Built in the Early 1930's with Lots of Character
- 13 or More Unique Private Offices
- Outside Balcony
- Many Custom Features Including Stain Glass Windows, Doors, Exposed Brick Interior Walls
- Tall Ceilings
- 1st Floor has 5 Offices, 2 Restrooms, Huge Conference Area, Large Reception, Copier Area & Kitchen with Full Size Stove, Dishwasher & Refrigerator
- 2nd Floor has 8 Offices, 2 Restrooms, Kitchenette, Storage & Waiting Area



| TOTAL SF      | 5,574 SF MOL           |  |
|---------------|------------------------|--|
| LAND IN ACRES | 0.2037 MOL             |  |
| ZONING        | DTP-1, FP (Commercial) |  |
| GENERAL USE   | Office                 |  |
| TAXES         | \$4,894.65             |  |
| PARKING RATIO | 5/1,000 SF             |  |
| BUILT         | Before 1930            |  |
|               |                        |  |

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### For more information:

## Nicole Mayes

Cell: 1 405 209 3992 nicole@naisullivangroup.com

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



#### **LOCATION HIGHLIGHTS**

- Located on the East Side of Popular Midtown Area & Near Automobile Alley
- Easy Access to I-235
- Located on the Proposed Street Car Route

#### **DEMOGRAPHICS**

| Population               |                         |                         |
|--------------------------|-------------------------|-------------------------|
| <b>1 Mile:</b> 10,710    | <b>3 Mile:</b> 81,298   | <b>5 Mile:</b> 206,796  |
| Average Household Income |                         |                         |
| <b>1 Mile:</b> \$47,701  | <b>3 Mile:</b> \$33,429 | <b>5 Mile:</b> \$35,194 |
| Total Households         |                         |                         |
| <b>1 Mile:</b> 4,555     | <b>3 Mile:</b> 33,114   | <b>5 Mile:</b> 82,002   |



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