

10932 N.W. EXPRESSWAY
YUKON, OK 73099

Investment Opportunity

Office Building For Sale

6,347 SF on 0.62 Acres MOL

Sales Price: \$1,450,000

100% Occupied



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COMMERCIAL
REAL ESTATE

NAIRED

405.840.0600

NAIRED.COM

MATTHEW PIERCE

405.203.3636

MATT@NAIRED.COM

CADE FLESNER

760.889.2305

CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- Tenant Mix: Insurance Company, Salon & CBD
- Pylon Signage
- Ample Parking
- Parking Ratio: 4.73/1,000 SF
- Built in 2016
- Zoned: C-2

LOCATION HIGHLIGHTS

- Located in Magnolia Square
- Easy Access to Kilpatrick Turnpike
- Retail & Restaurants Nearby

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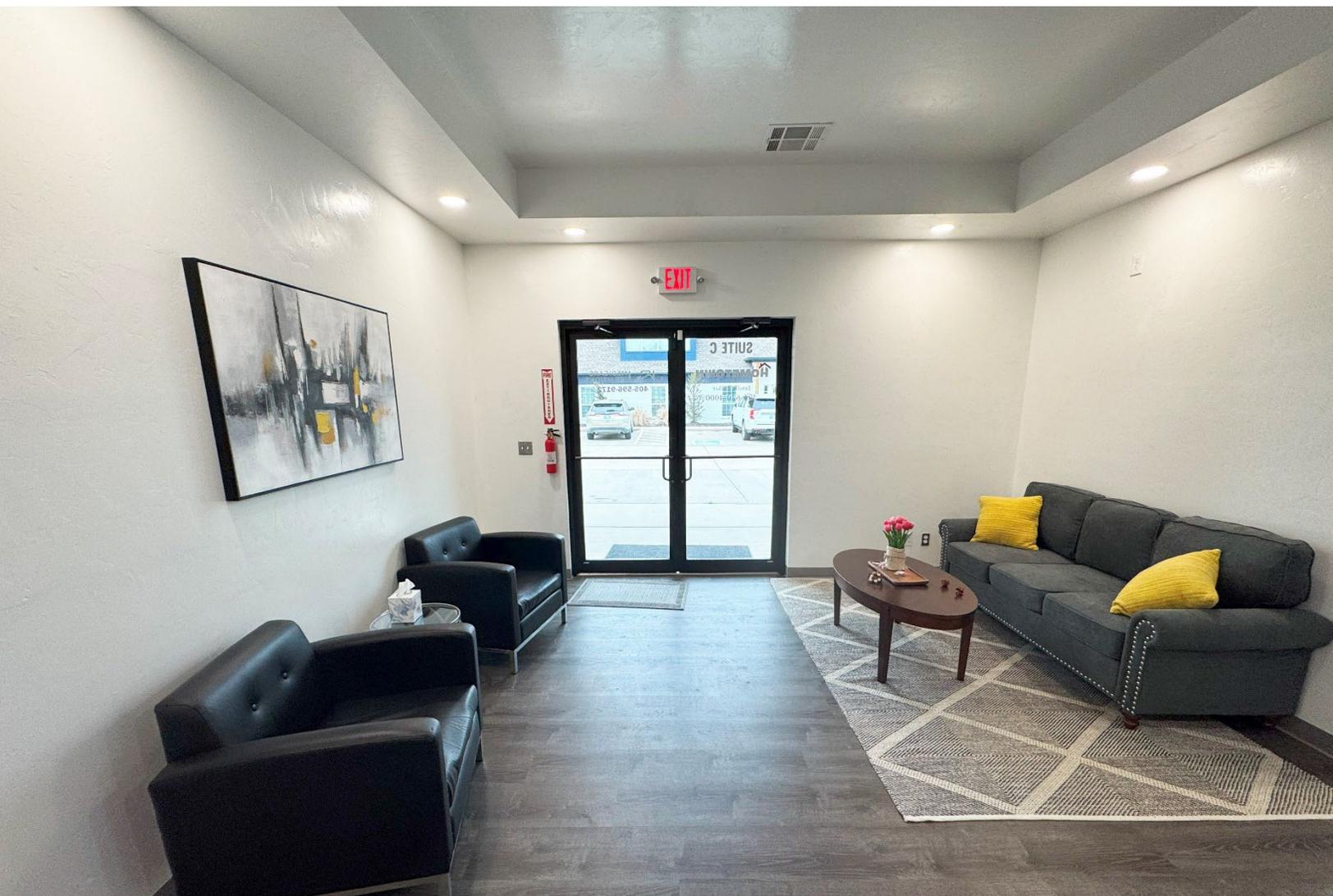
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,480	25,769	75,753
AVERAGE HOUSEHOLD INCOME	\$110,447	\$108,009	\$102,115
TOTAL HOUSEHOLDS	1,680	8,900	28,601

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