

FULLY LEASED OFFICE INVESTMENT OPPORTUNITY
CHICKASHA COMMERCIAL CENTER
205 W CHICKASHA, CHICKASHA, OK 73018



OFFERING SUMMARY

Sale Price:	\$750,000
CAP RATE/NOI	11%/\$82,499.31
Lot Size:	2.0 Acres
Year Built:	1981
Building Size:	20,850
Zoning:	UC
Price / SF:	\$35.97

PROPERTY OVERVIEW

Great Investment Opportunity in the heart of downtown Chickasha, OK for an excellent price. This building has added several long term tenants in the last quarter.

Chickasha is in the heart of recent Oklahoma Oil & Gas play. The downtown location and easy highway access makes it ideal for both office and field work.

- Upside with load factor
- Upside of under market rent!
- Upside of future load factor!
- Ample Parking!

LOCATION OVERVIEW

Located in the heart of Historic Downtown Chickasha, just South of Highway 62 and East of Highway 277

PROPERTY HIGHLIGHTS

- 11% Cap Rate
- Excellent price point
- Convenient Access and Location
- Near Highway 62 & Highway 277
- Over 1 Acre Parking Lot
- Solid Brick Construction
- Currently Divided into Multiple Office Configurations
- Large Common Area

PAUL SWALES

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Chickasha Commercial Center Proforma

Income		SF	
Current Leases annualized	7,959	\$	75,012.00
Common Areas	3,344		no charge
Seller Lease back for 2 years	9,547	\$	95,470.00
	20,850	\$	170,482.00
Vacancy rate of 26%			\$44,321
Gross Income		\$	126,161.00
Expenses			
Janitorial		\$	2,148.00
Maintenance		\$	3,398.00
Utilities		\$	11,221.00
Landscaping		\$	750.00
Management Fee		\$	7,671.69
Insurance		\$	9,171.00
Property Tax		\$	9,302.00
Total Expenses		\$	43,661.69
NOI		\$	82,499.31
Cap Rate			11.000%

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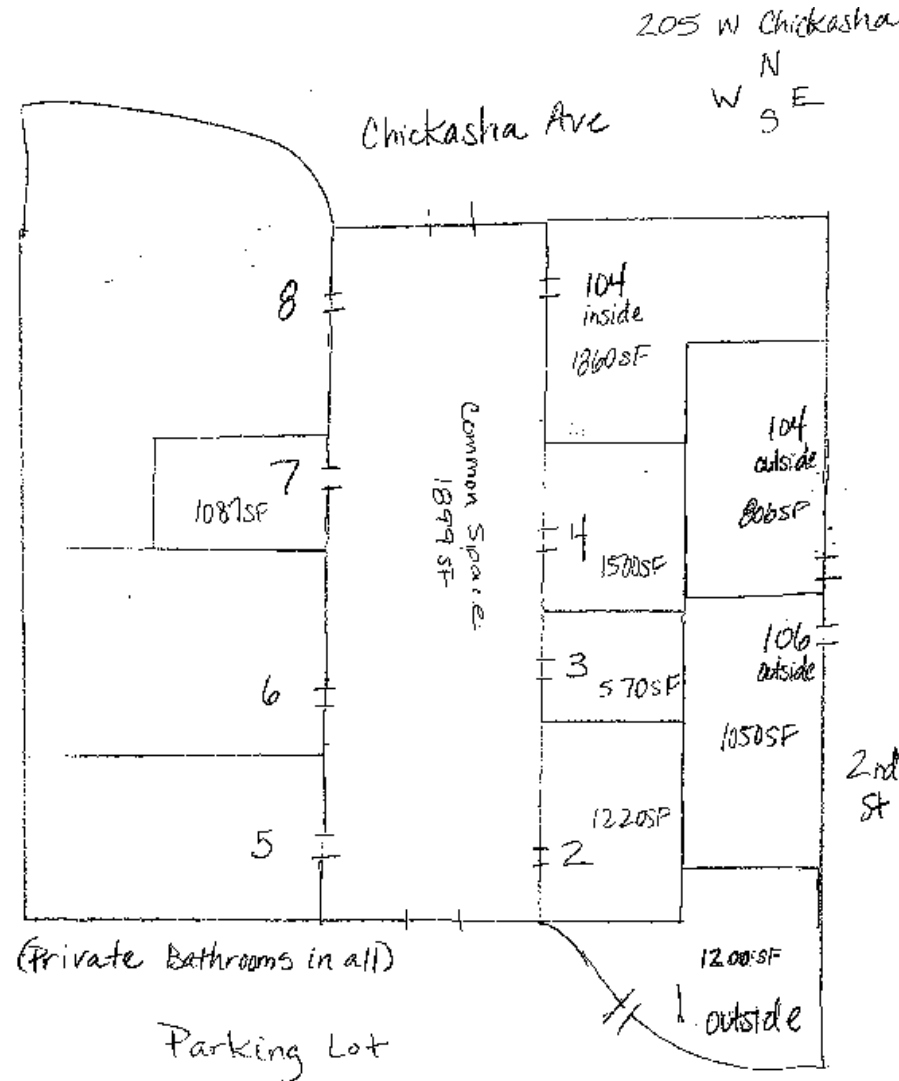
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