

1701 S Cherokee St, Muskogee, OK

OFFERING MEMORANDUM



# Executive Summary

Capital Property Group has prepared the following Document, which contains select information pertaining to the business and financial operation of the Property and its Owner. This Document is not all-inclusive, nor does it contain all information that may be required by a prospective purchaser. Neither the Owner, Capital Property Group, nor Owner's or Capital Property Group respective officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Document or any of its contents, any information as defined below or the condition of the Property, and no legal liability is assumed or shall be implied with respect thereto. Purchaser(s) and / or Purchaser's Agent(s) ("You") will only be able to rely upon those representations and warranties contained in any final agreement entered into between You and Owner relating to the purchase and sale of the Property.

By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement;

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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Mailing Address:  
2149 S Holly St.  
Denver, CO 80222

1701 S Cherokee St, Muskogee, OK



Property  
Overview

# Property Details

## LOCATION

Address:	1701 S Cherokee St
City, State & Zip Code:	Muskogee, OK 74403
County:	Muskogee County

## PROPERTY

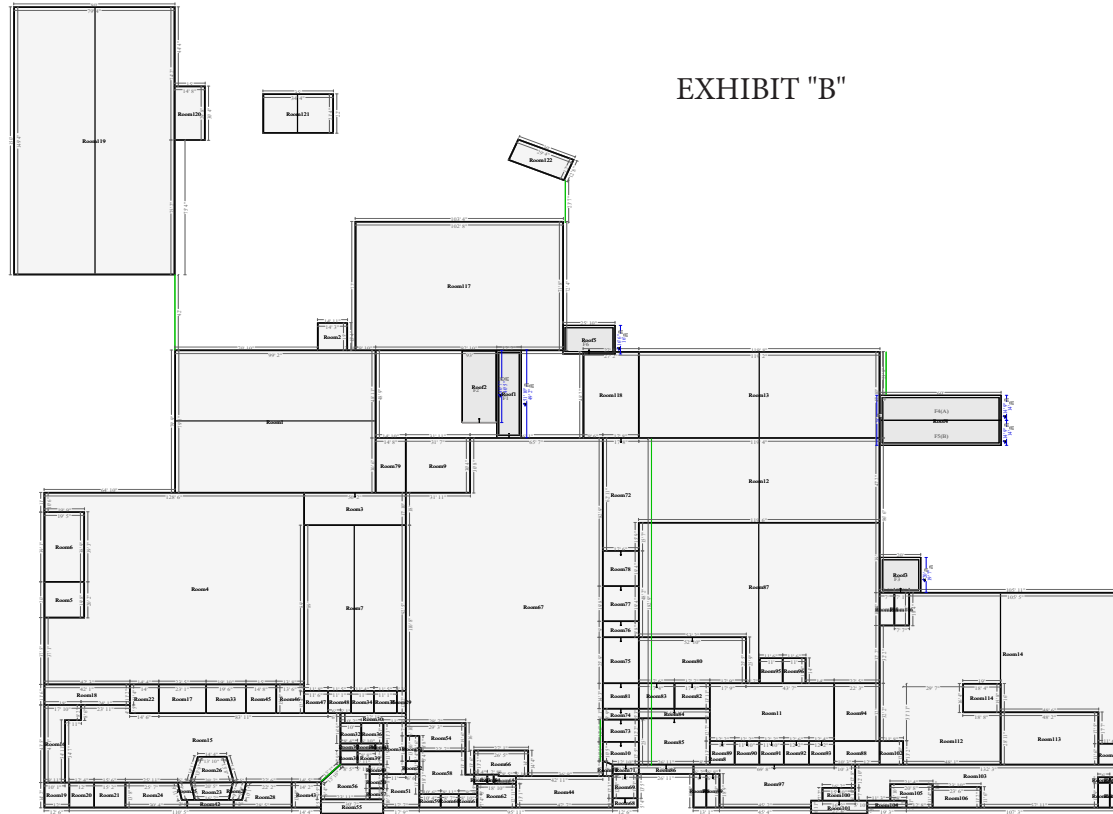
Asking Price	\$3,500,000
Gross Building SF:	133,431 SF
Lot Size	8.00 AC
Year Built / Renovated:	1965
# of Buildings	2
# of Stories	1

## CONSTRUCTION

Construction	Steel
Parking	70
Zoning	I-1/I-2

- Income Producing - 133,431 SF of two buildings, majority of the space is Heated and Cooled Warehouse space. Building (1) is approximately 121,000 SF and Building (2) is approximately 12,000 SF. Building two (12,000 sf) has a Hydraulic Lift at the loading door. Ample Fork Lift Accessibility throughout.
- Investors, manufacturers, factories, storage owners, Boat & RV Storage owners, this property gives you many opportunities.
- Ample electrical service throughout the building as well. 4,000 Amps in Main Building and 1,600 Amps in the 12,000 sf Building.
- Includes a 50 Hz Generator in Main Building.
- Property is in an OPPORTUNITY ZONE. 35 minute drive to Tulsa.
- Seller willing to negotiate an allowance for refurbish, clean up & environmental (has already begun the process)
- Land Acreage: 8 Acres - includes 1702 S. Cherokee (paved 1 Acre Lot) All SF are "MOL" - Buyer to Verify all information
- Current Rental Income - \$10,000/month NNN. Remaining Space - 70,000 sf of Warehouse with Office left to lease. Asking \$10,000/month NNN.
- 7,500 sf of Warehouse (formerly a Paint Shop) can be leased

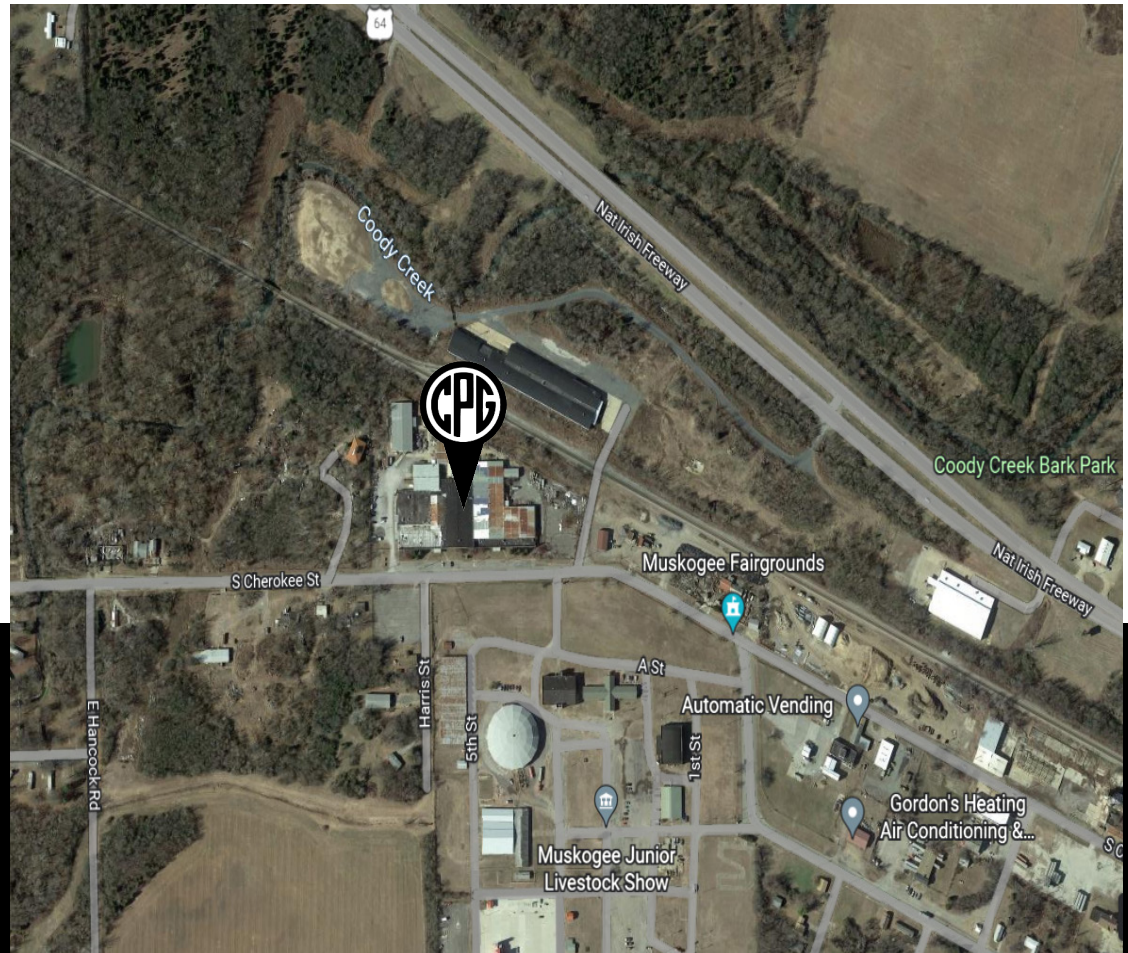
EXHIBIT "B"




# Property Photos

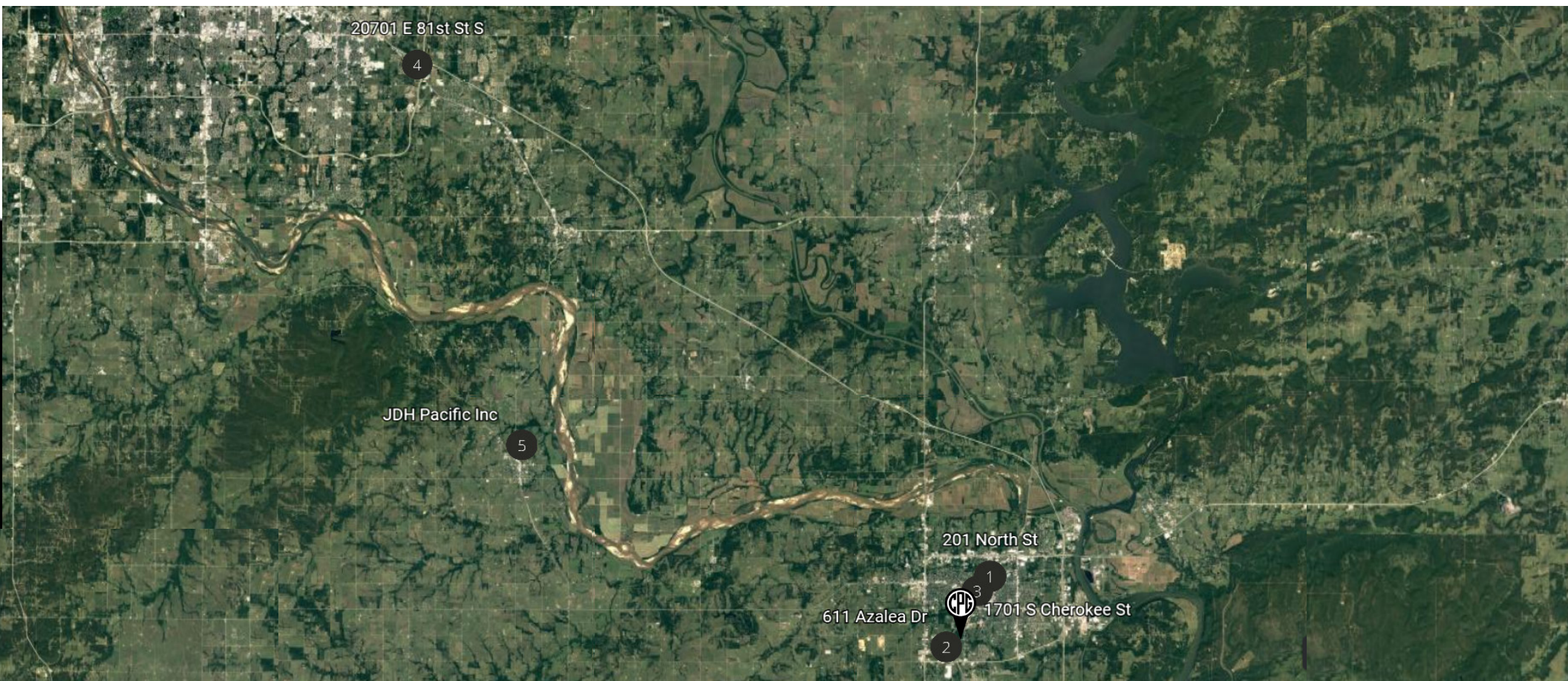


# Location



# Comparables

		RATING	YR BUILT	SIZE (SF)	DIST (MI)	SALE PRICE	\$/SF	% LEASED	SALE DATE
<b>SUBJECT PROPERTY</b>									
	1701 S Cherokee St, Muskogee, OK		1965	121,000					
COMPS									
<b>1</b>	201 North St, Muskogee, OK	3	1983	69,300	1.94	\$1,725,000.00	\$24.89	100.0%	Oct 2021
<b>2</b>	611 Azalea Dr, Muskogee, OK	2	1980	21,000	3.49	\$465,000.00	\$22.14	100.0%	Mar 2021
<b>3</b>	420 N Main St, Muskogee, OK	2	1920	24,600	1.47	\$850,000.00	\$34.55	100.0%	Jan 2022
<b>4</b>	20701 E 81st St, Broken Arrow, OK	3	1993	103,000	27.55	\$3,900,000.00	\$37.86	100.0%	Nov 2021
<b>5</b>	117 E Airport, Haskell, OK 74436	3	2001	14,400	17.01	\$700,000.00	\$48.61	100.0%	Dec 2020
<b>AVERAGE:</b>							\$33.61		



# Meet the Team



**JULIAN FULLER**

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**SHAZIA  
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Transaction Coordinator



**ZACK  
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**ROSE  
HAAKENSON**

Marketing Specialist





# CAPITAL

— property group —

CONTACT US TODAY

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