



916 NW 6th St

916 NW 6th St, Oklahoma City, OK 73106



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916 NW 6th St

\$3,675,000

Stabilized Mixed-Use NNN Investment | Midtown Oklahoma City

916 NW 6th Street is a ±14,336 SF, two-story mixed-use asset fully renovated in 2016 (originally built 1961) and 100% leased on an absolute NNN basis to a curated roster of established Midtown tenants: Sunnyside Diner, Rev Mex (both Shared Plate Hospitality), and WorkFlow boutique office. The asset delivers passive, stabilized cash flow from day one with minimal near-term capital exposure.

Investment Highlights:

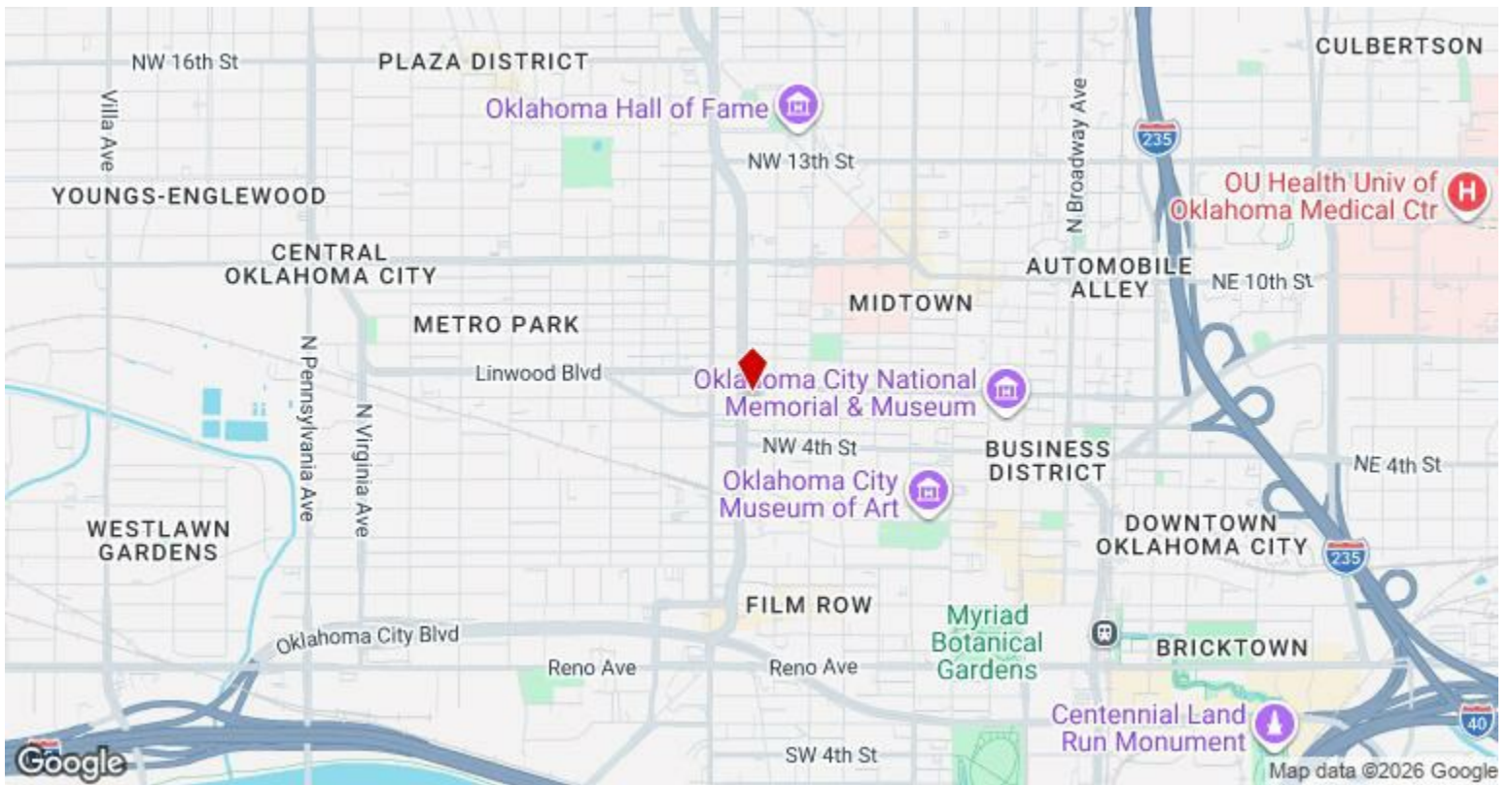
- 100% leased on absolute NNN leases — no landlord operating expense exposure
- Full 2016 renovation — major building systems, envelope, and interiors brought to current standards
- Irreplaceable Midtown location adjacent to SSM Health St. Anthony Hospital
- Curated, complementary tenant mix driving cross-traffic across day-parts
- Contractual annual rent escalations with mark-to-market upside at natural roll
- 90 on-site parking spaces



Price:	\$3,675,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.01%
Lot Size:	0.51 AC
Gross Building Area:	14,500 SF
Sale Conditions:	Investment Triple Net
No. Stories:	2
Year Built:	1961
Tenancy:	Multi
Parking Ratio:	2.37/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	013206944

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Midtown Service Ctr	-	
Revolución Taqueria & Cantina	-	
Sunnyside Diner	-	



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Property Photos



Building Photo



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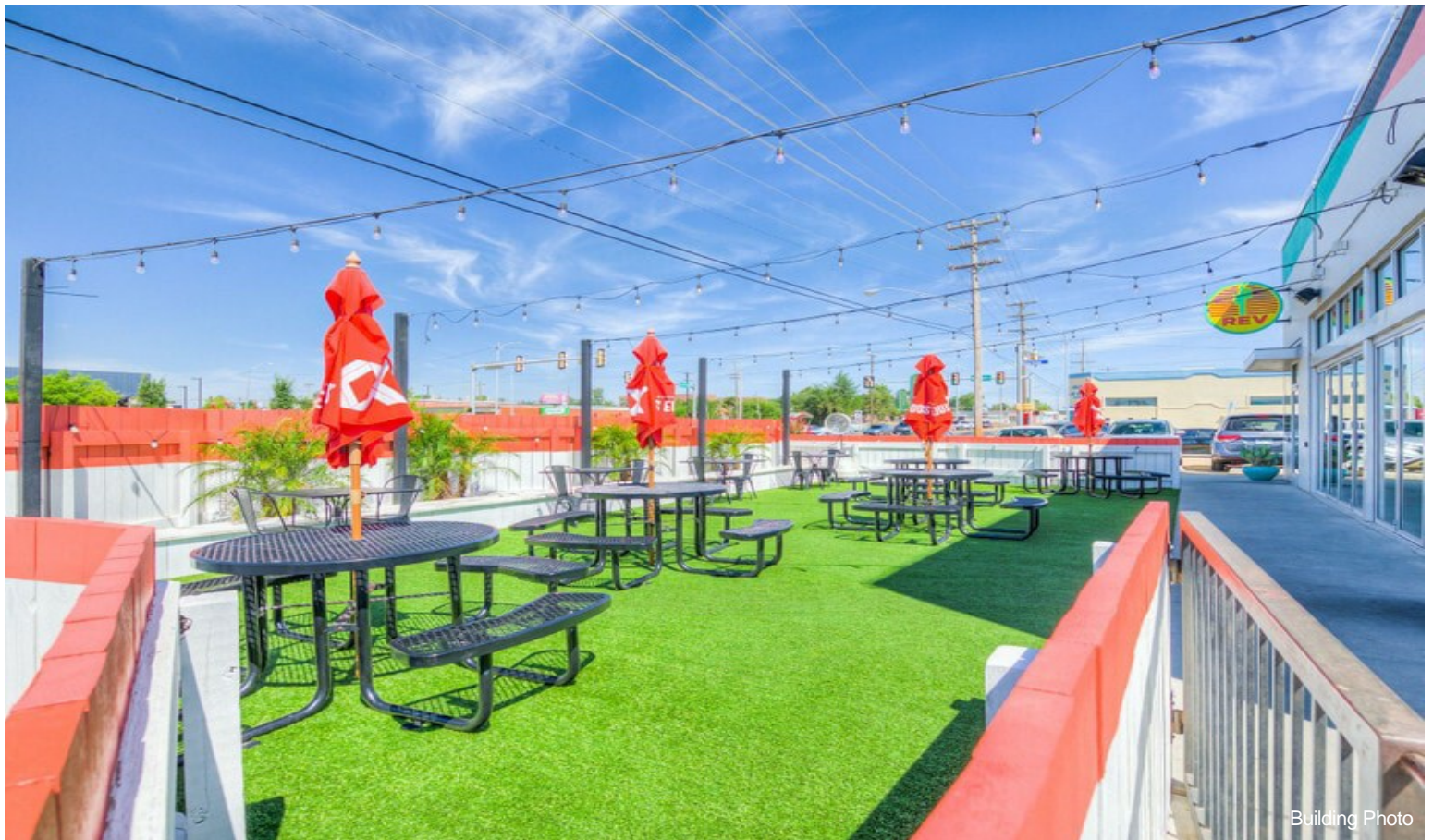


Building Photo

Property Photos



Building Photo

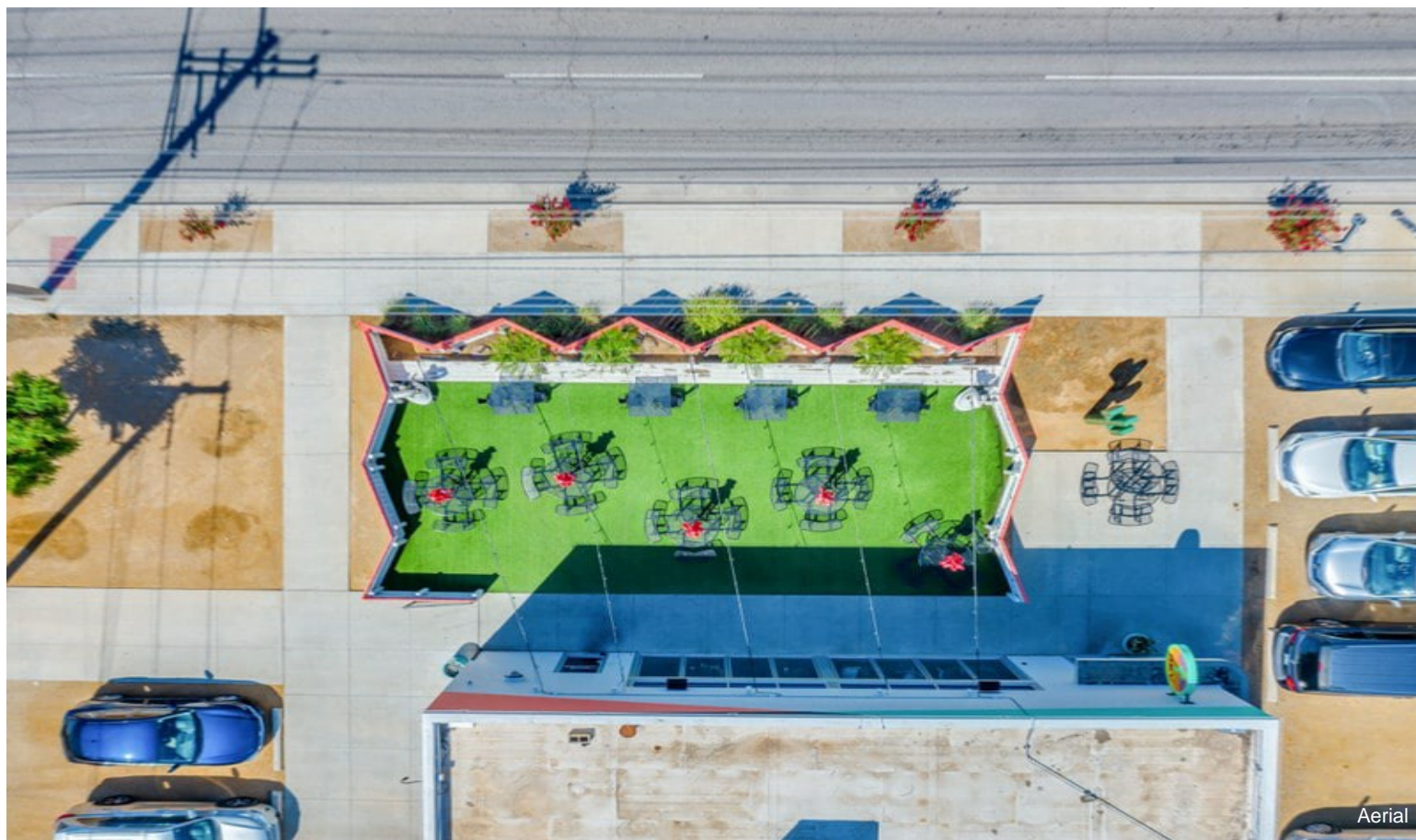


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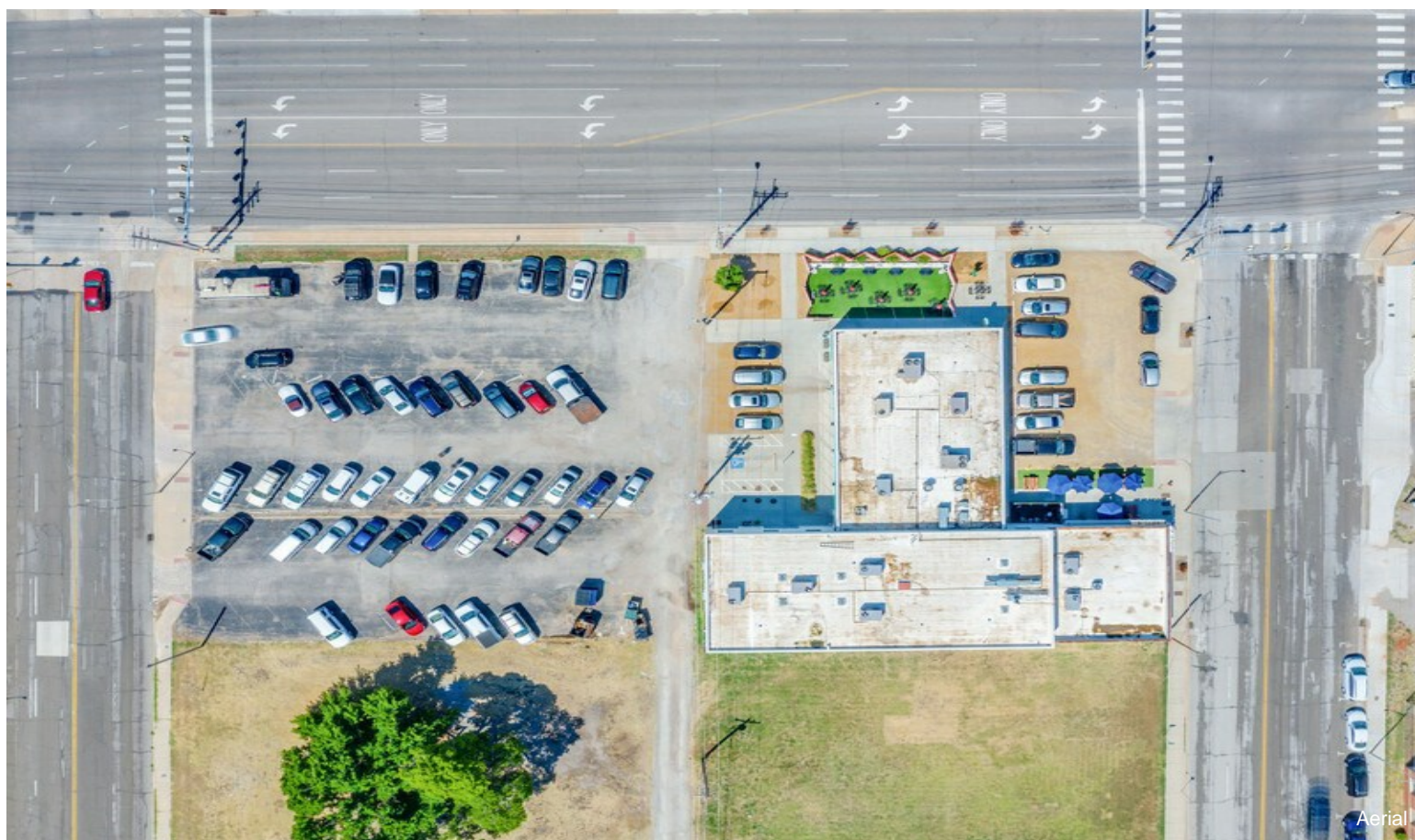
Property Photos



Property Photos



Aerial

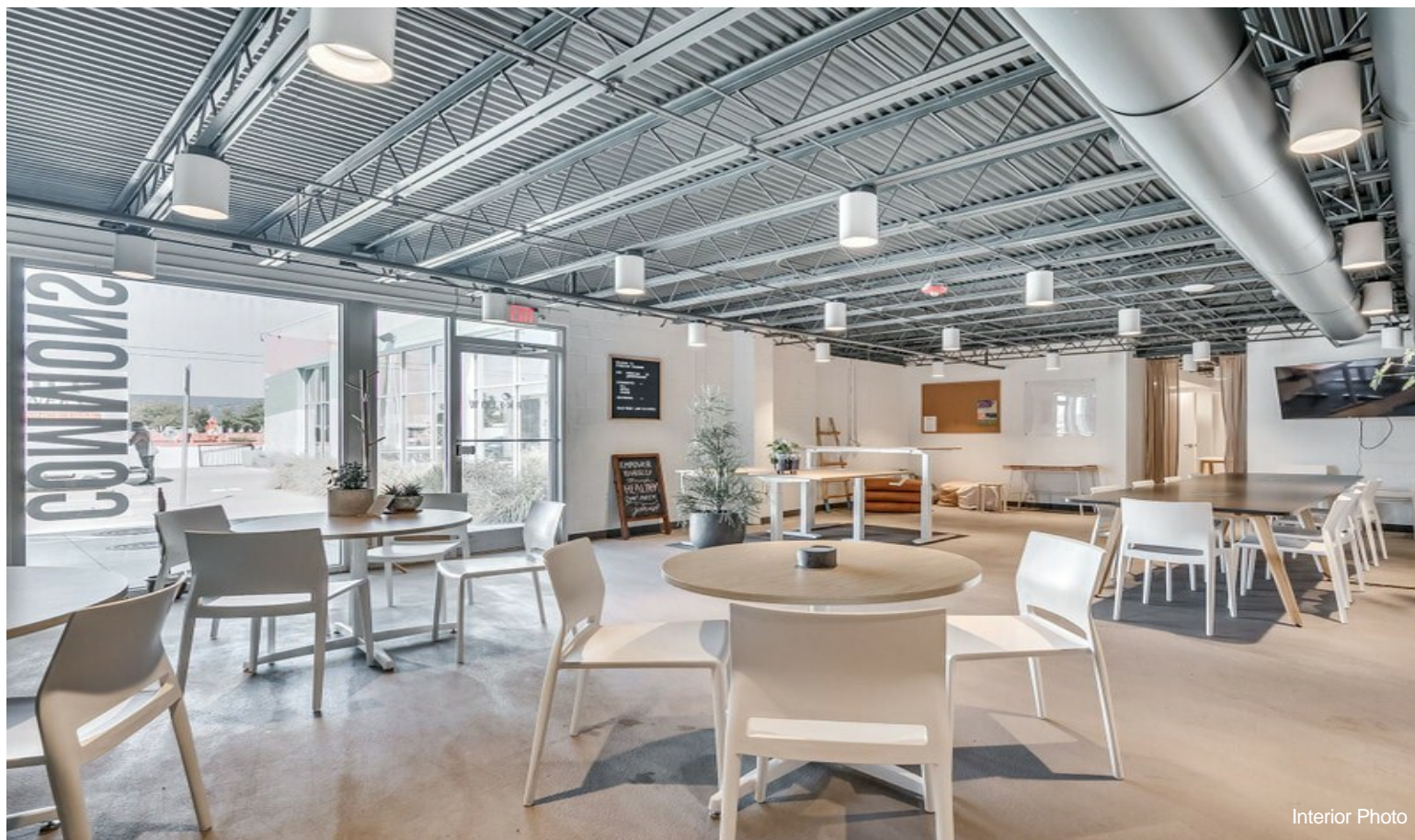


Aerial

Property Photos



Property Photos



Property Photos



Interior Photo

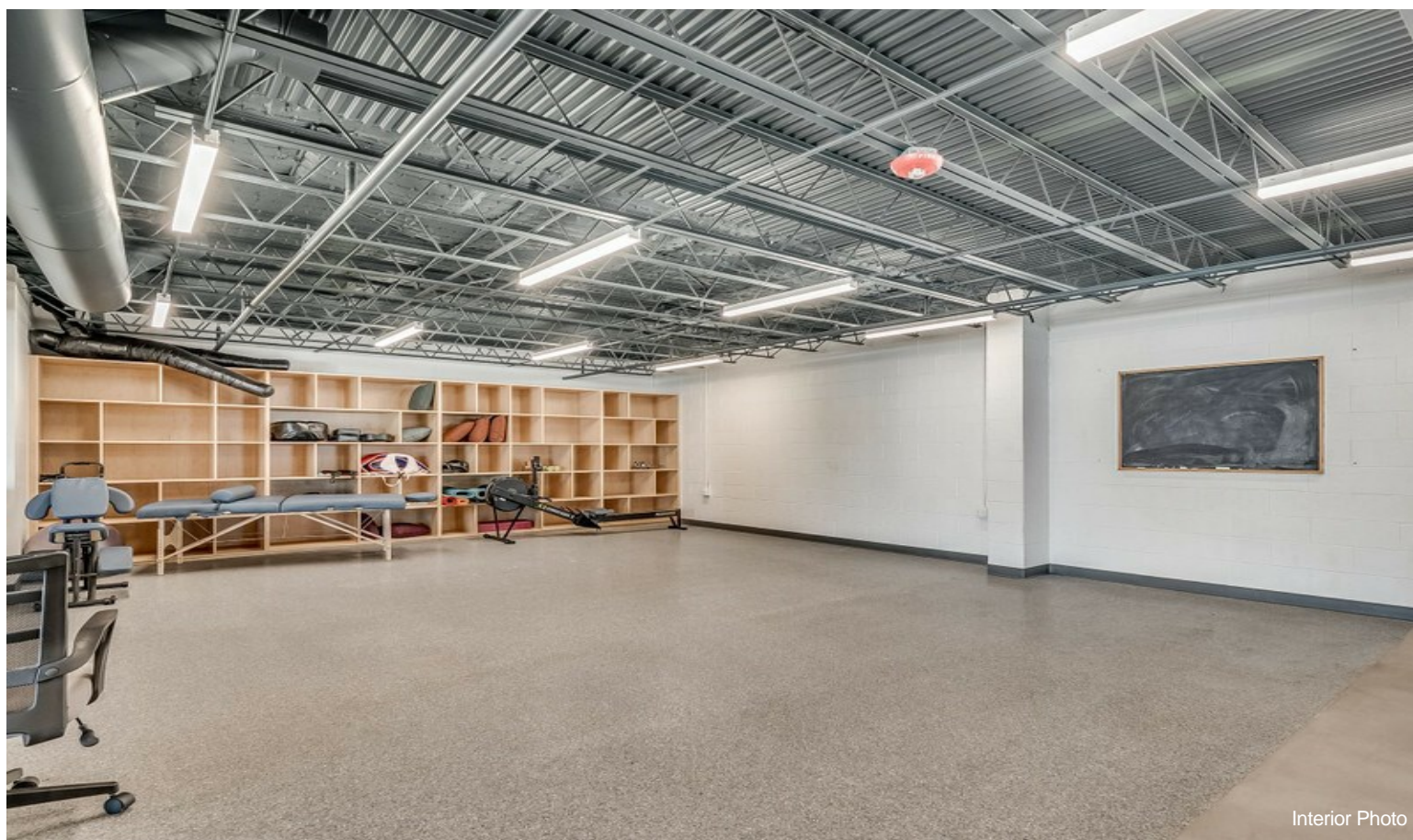


Interior Photo

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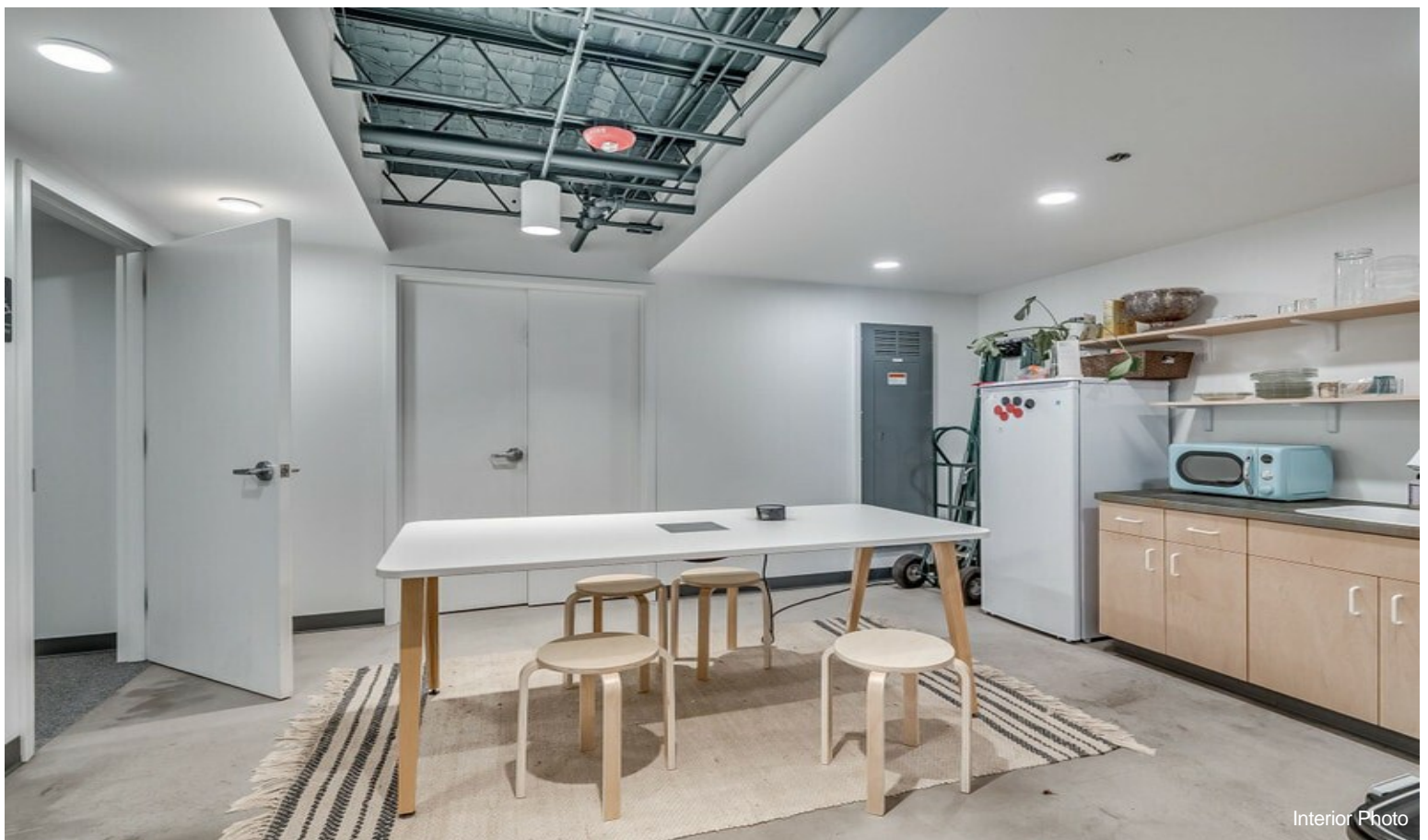


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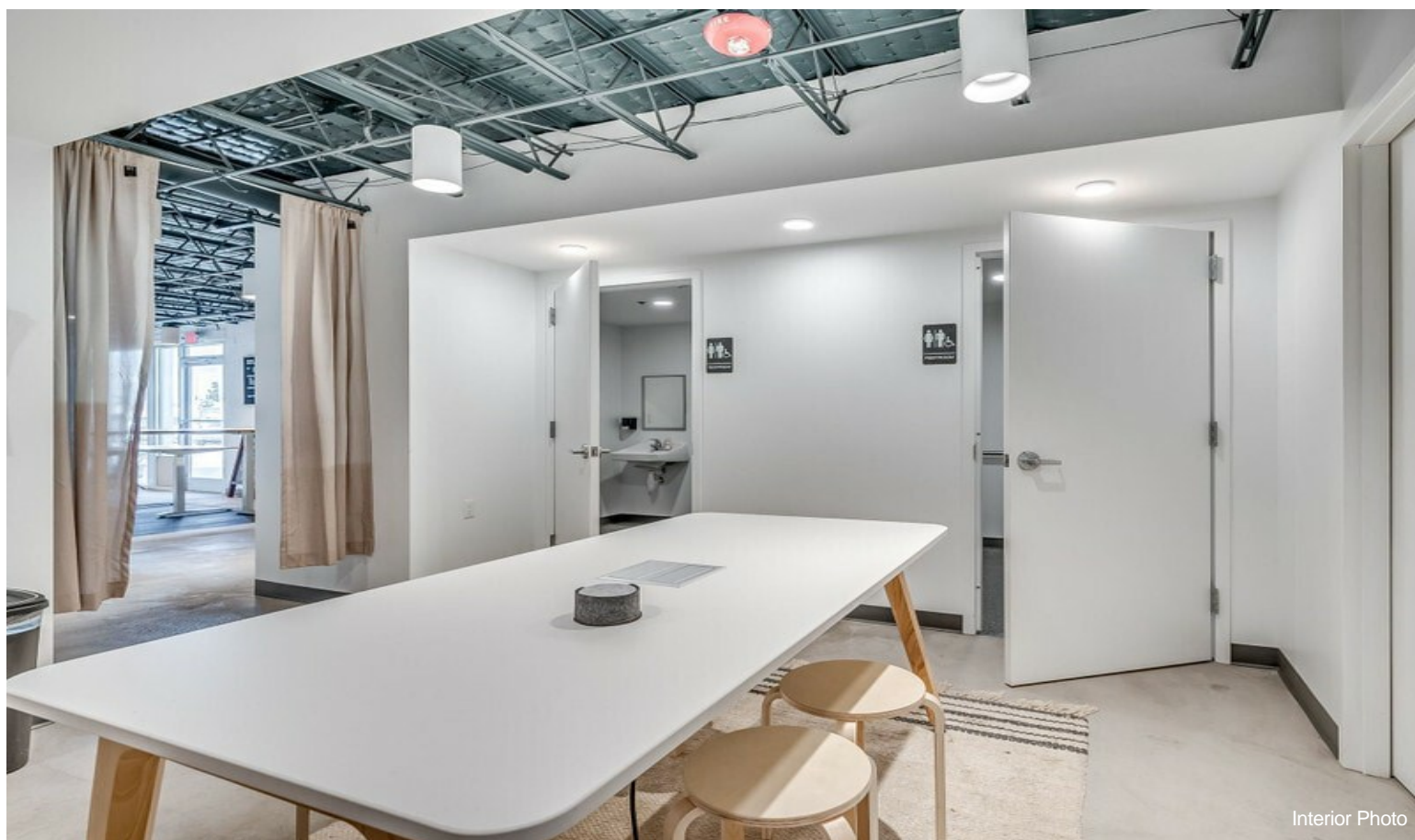


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