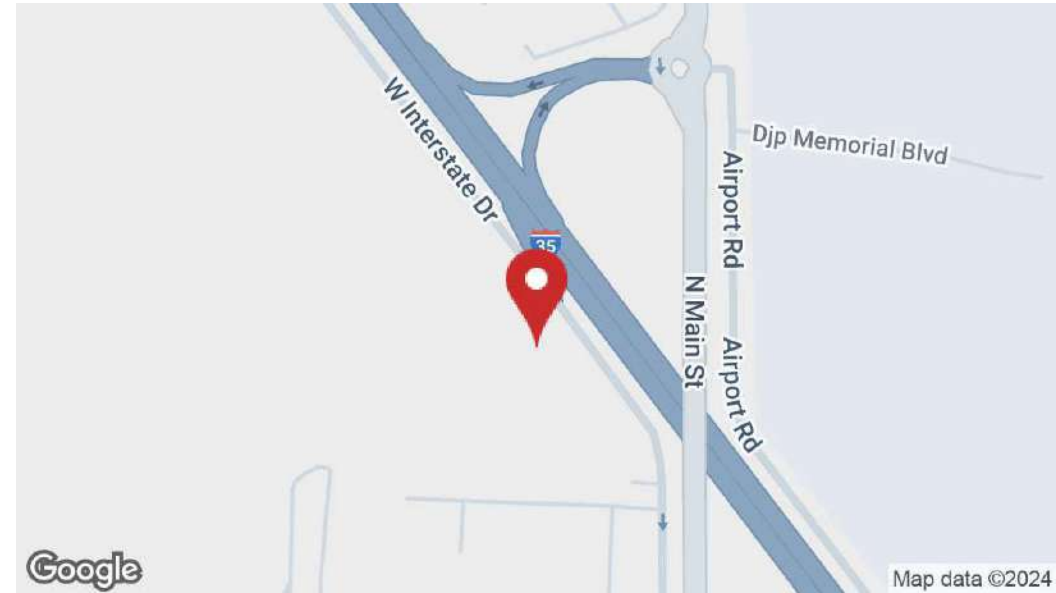




746 W Interstate Dr, Goldsby, OK 73093



VIDEO

PROPERTY DESCRIPTION

This property offers 4 acres of prime real estate with exceptional visibility from I-35 and immediate access to major roadways. This property features a two-story, 5,292 SF office building with new exterior siding, updated HVAC systems, and multiple restrooms on each floor. Additionally, there's a 1,600 SF insulated metal storage unit with two 10-ft overhead doors. Zoned C-3, it benefits from City of Goldsby water.

PROPERTY HIGHLIGHTS

- Property Size: 4 acres
- Office Building Size: 5,292 SF
- Insulated Metal Storage Size: 1,600 SF
- New Exterior Siding and Two New 5-Ton HVAC Units
- Restrooms: 3 on bottom floor, 2 on second floor
- Utilities: City of Goldsby water, septic tank

Kendra Streeter

Broker Associate

405.590.7202

kendra@fleskeholding.com



LOCATION DESCRIPTION

Less than 4 miles south of Norman off of I-35 ramp at exit 104B. Visibility from I-35 with immediate access to I-35 ramps. Located near Libby's Restaurant, new Sonic and retail, Marcum's Nursery, and continued residential growth of Goldsby.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lease Rate:	\$12.00 SF/yr (NNN)
NNN Fee:	\$835/month
Lot Size:	4 Acres
Office Building Size:	5,292 SF
Metal Building Size:	1,600 SF
Zoning:	C-3

Josh White

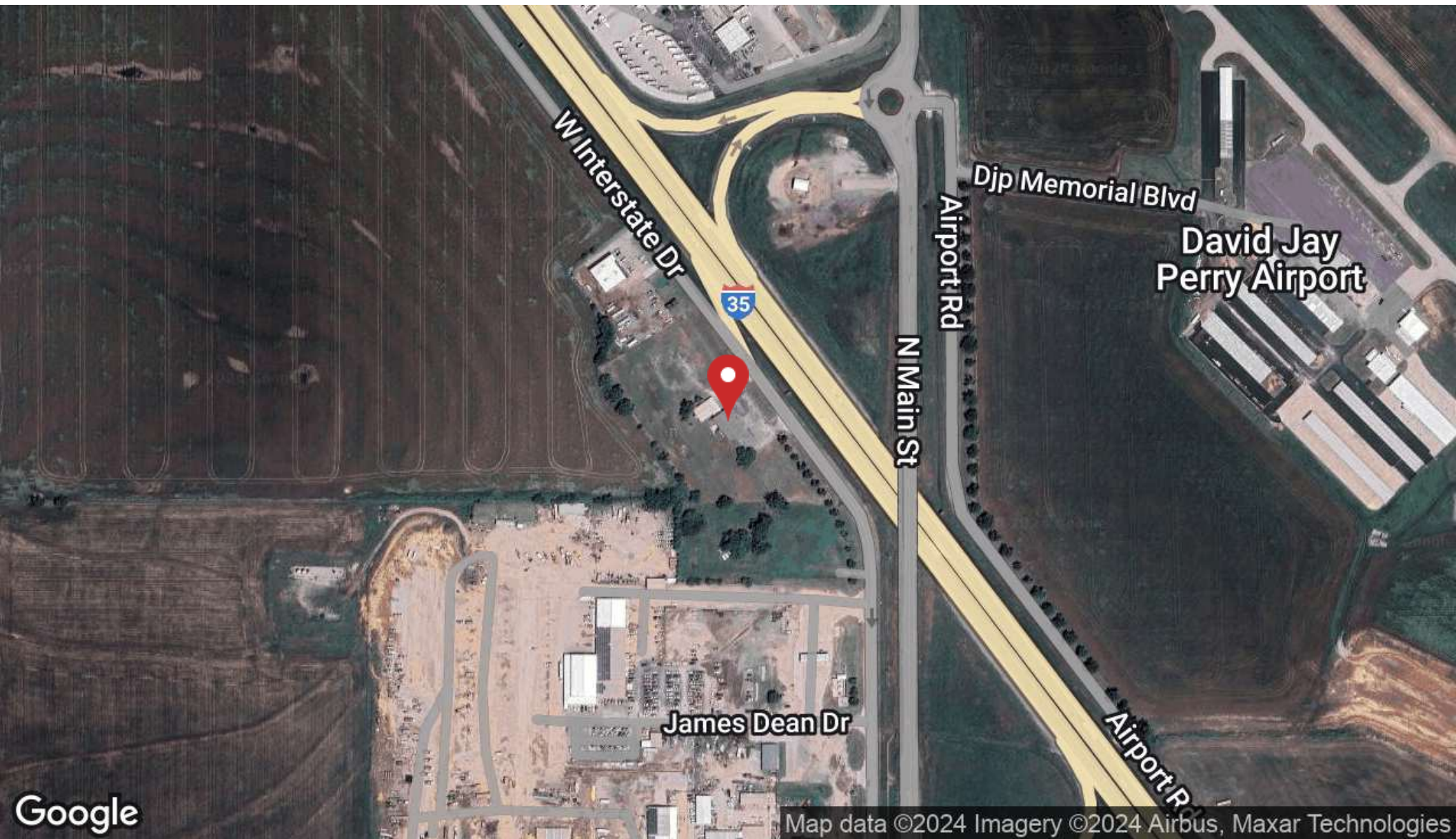
Sales Associate, CCIM

405.417.6761

josh@fleskeholding.com

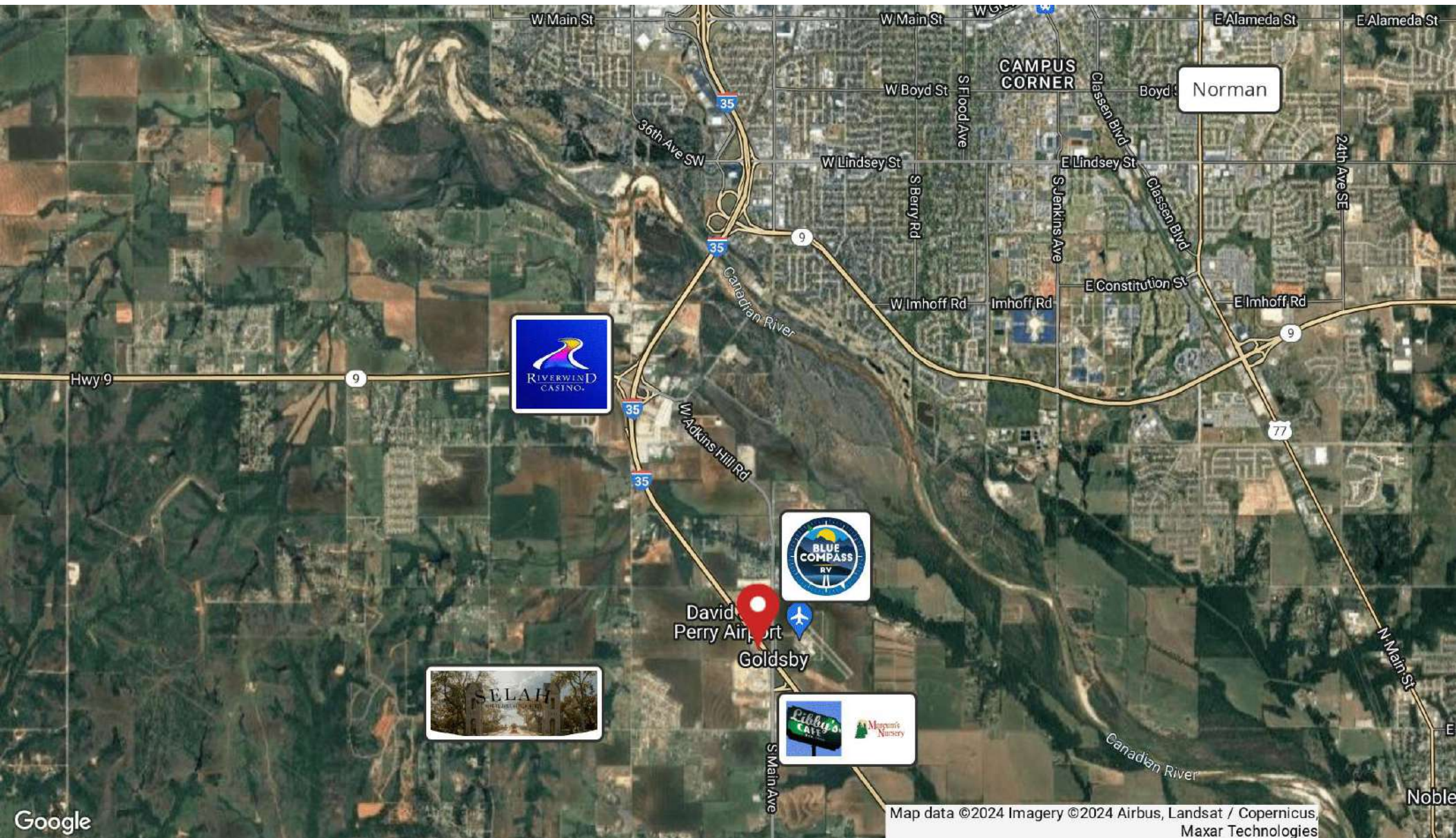


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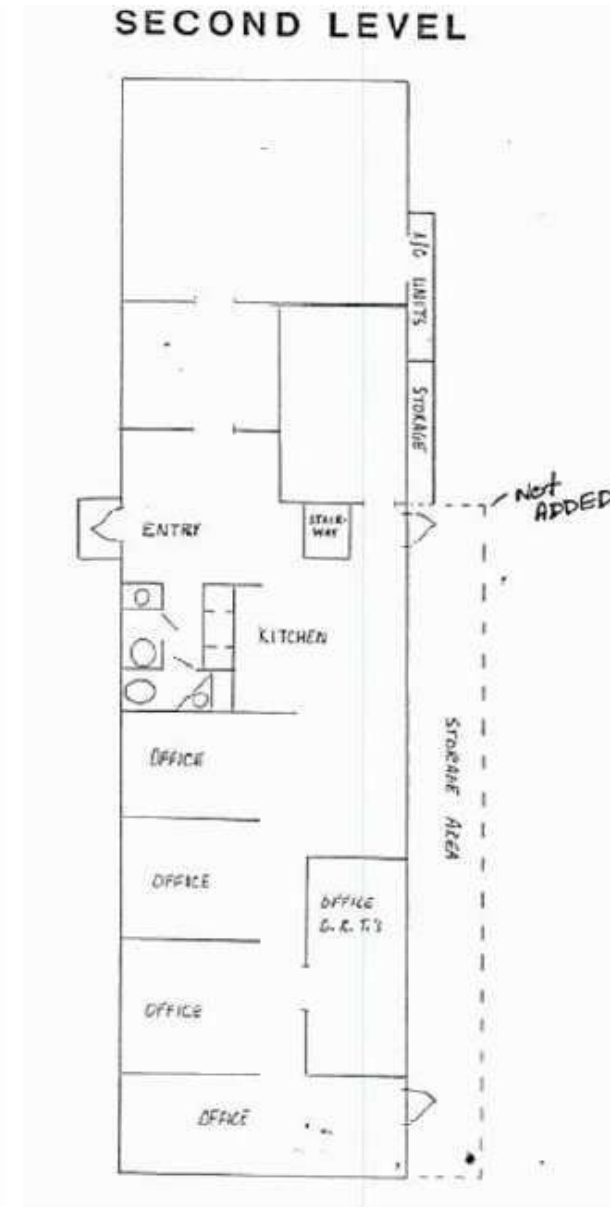
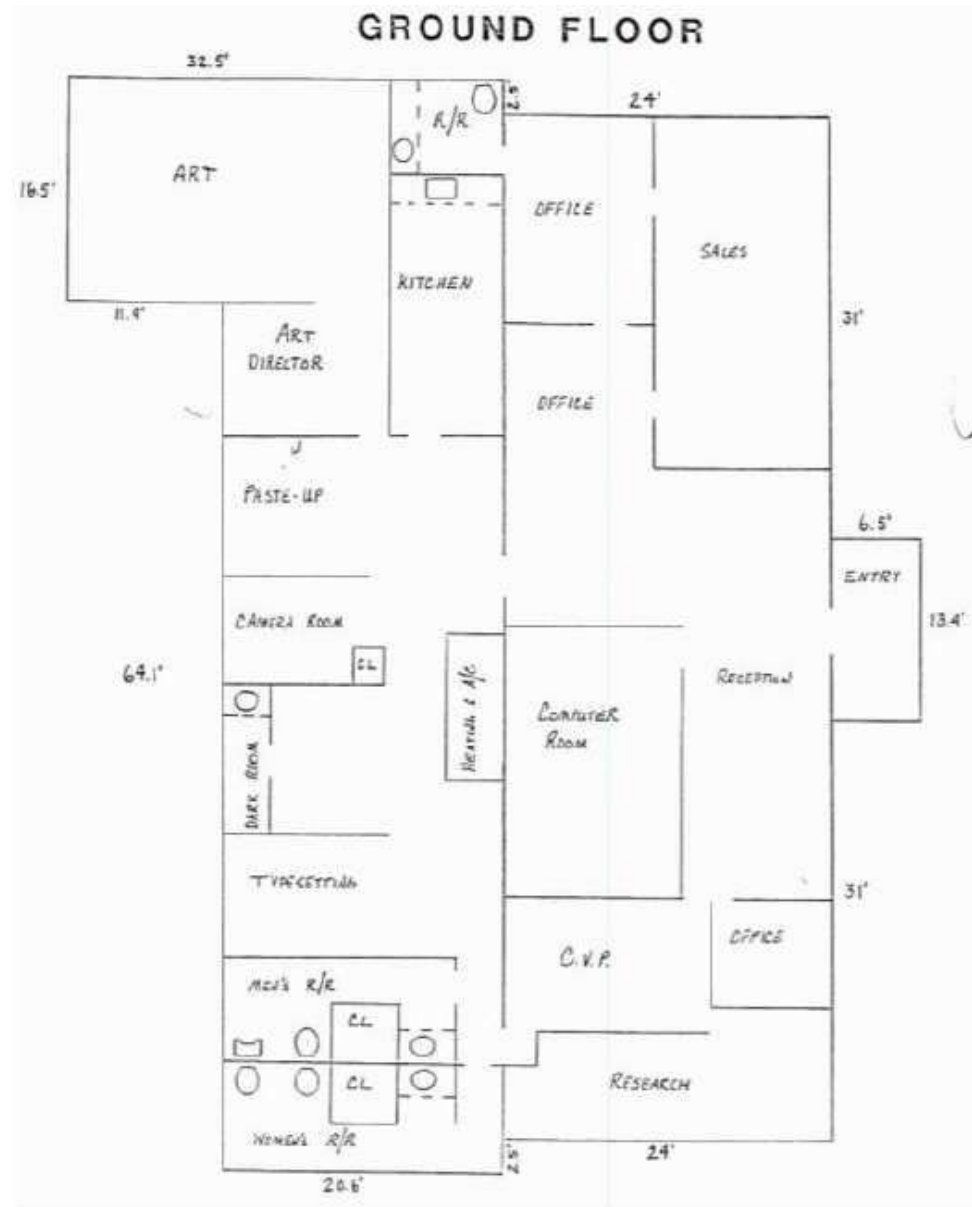


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746 W Interstate Dr

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FOR SALE / LEASE



405.701.3505 | 600 NW 23rd St #200, Oklahoma City, OK 73103 | fleskeholding.net



746 W Interstate Dr, Goldsby, OK 73093

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	15	114	844
Average Age	40	39	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	37	279
# of Persons per HH	3	3.1	3
Average HH Income	\$154,678	\$159,607	\$147,082
Average House Value	\$423,600	\$435,317	\$405,541

Demographics data derived from AlphaMap

