

AUCTION

PREMIER DOWNTOWN OKC QUADPLEX

FOUR INCOME PRODUCING UNITS - TURNKEY INVESTMENT



PROPERTY LOCATION:
711 N DOUGLAS AVE, OKC, OK 73106

**WEDNESDAY
JUNE 12 • 10 AM**

AUCTION LOCATION:
9220 N KELLEY AVE, OKC, OK 73131

CRAIG BUFORD, BROKER/ AUCTIONEER | 405-833-9499


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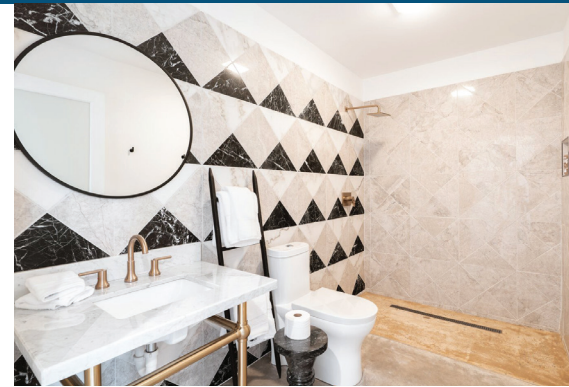
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PROPERTY FEATURES:

- 2,560± Sqft Building*
- **4 INCOME PRODUCING UNITS**
 - Historical rental performance data available, demonstrating profitability and market demand
- **PRIME LOCATION!**
 - Close proximity to Midtown, Plaza District, Automobile Alley, Fairgrounds, Wheeler District, West Village, & only 7± miles from Will Rogers World Airport
- Built-In Clientele
 - Due to its desirable location there is existing demand from renters & guests

- Zoned SPUD - Approved for multiple uses including Bed & Breakfast, short-term rentals, residential, light commercial, and office spaces
- Modern Amenities: High-end appliances, polished concrete floors, quartz & marble bath vanity tops
- Furnishings negotiable- Allowing for immediate rental and minimal setup cost
- Established Branding
 - Includes a complete brand package with logo, brand guide, & color scheme, providing a ready-to-market business

- High-Quality Construction
- Centrally located laundry room & pet wash station
- Expansive Outdoor Space
- ADA Compliant Features
- Keyless entry, automatic exterior lighting, & motion sensor interior lights for enhanced security & convenience
- Covered Parking
- Metro Park Neighborhood Association
- *According to the Oklahoma County Treasurer's Office

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