

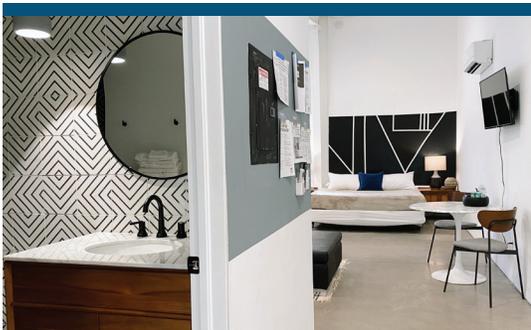
# AUCTION

## PREMIER DOWNTOWN OKC QUADPLEX

FOUR INCOME PRODUCING UNITS - TURNKEY INVESTMENT



FOUR ESTABLISHED  
INCOME PRODUCING  
UNITS LOCATED  
IN THE HEART OF  
DOWNTOWN OKC



### 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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Visit website for full auction terms. Franchise office is independently owned and operated.



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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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