

# Office Property Investment

**JerryHocker**  
AND ASSOCIATES  
Commercial / Industrial Brokerage

O-225



## Property Information

**Free Standing Office  
Building**

**Price: \$835,000**

**Building 8355'**

**N.O.I. \$67,664**

## Features:

**100% Occupied—Long Term Tenants**

**Below Market Rents—Annual Rent Increases**

**CAP Rate: 8%**

Disclaimer: A real estate broker is not authorized to give legal or tax advice. No representation is made by Jerry Hocker and Associates, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

**Jerry Hocker & Associates**  
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Oklahoma City, OK 73118  
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# Property Information For Sale

**Price:** \$835,000.00

**Square Footage:** 8,355 sq ft

**Zoning:** O-2

**HVAC:** 7 Units Roof Mounted  
4 Replaced in last 3 Years

**Features:** Built: 1981  
New Roof: 2022

Masonry Construction  
Concrete Parking

**Area:** Easy access to Interstate 40 & Interstate 44  
Major Thoroughfare



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