



**JR FULTON
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY
BY: GLENN MILLER**



TYPE PROPERTY: OFFICE BUILDING - INVESTMENT

LOCATION: 3915 N. Pennsylvania
Oklahoma City, OK 73112
Quick access to I-44 and Hefner Parkway.

LAND AREA: 1.164 Acres

GENERAL INFO: Building size 20,112 SF
Three, two story buildings. Each building is 6,704 sq. ft. Originally designed for two offices of 1,300 sq. ft. (mol) each on each level with common areas. Each building has 5 utility meters, two per level and 1 for common areas (gas & electric). Building interiors could be re-configured for many different purposes. Common areas are metered separately and paid by the Landlord. Twelve restrooms. Plentiful shared parking. Built in 1972.
All three buildings will have roofs replaced and siding repaired by current owner. (Insurance and bids pending.)

FOR SALE: \$1,200,000.00

FOR ADDITIONAL INFORMATION CONTACT: GLENN MILLER

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