

BAKER FIRST COMMERCIAL



RESPONSIVE



RELIABLE



RESULTS

BROKERAGE - DEVELOPMENT -
CONSTRUCTION - PROPERTY MANAGEMENT -
INVESTMENTS

1832 N.E. 50TH STREET
OKLAHOMA CITY, OK 73111
FOR SALE: \$299,000

INFORMATION:

TYPE: RESIDENTIAL
TERMS: SALE
LAND SIZE: 1 ACRE MOL
BUILDING SIZE: 1,784 SF MOL

HIGHLIGHTS:

- BUILDING COMPLETELY RENOVATED 8 YEARS AGO (INCLUDING WINDOWS PLUMBING, ELECTRICAL, SEWER LINES, CERAMIC FLOORS)
- TURN-KEY CHILD CARE OPERATION LICENSED FOR 35 CHILDREN. ALL BEDS, TABLES & CHAIRS INCLUDED
- CONVERTED GARAGE
- NO SIGN ON PROPERTY (PLEASE DO NOT DISTURB TENANTS. MAKE AN APOINTMENT TO VIEW)

DEMOGRAPHICS

RADIUS:	POPULATION	HOUSEHOLD INCOME:
1	4,248	\$48,227
3	33,518	\$46,759
5	110,034	\$53,669

CONTACT:

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**BAKER
FIRST**
Commercial Real Estate Services

BAKER FIRST IS AT YOUR SERVICE...

- COMMERCIAL BROKERAGE SERVICES
- PROPERTY MANAGEMENT
- DESIGN/DEVELOP/BUILD
- CONSTRUCTION
- INVESTMENTS

ALLIANCE PROPERTY DEVELOPMENT, INC ("ALLIANCE") OFFERS CLIENTS CUSTOM DESIGN/DEVELOP/BUILD SERVICES FOR NEW PROJECTS, REMODELS, OR EXPANSION SERVICES. ALLIANCE HAS EXPERIENCE IN WORKING WITH STRICT TIME AND BUDGET PARAMETERS AND IS COMMITTED TO IDENTIFYING THE BEST SOLUTION'S FOR OUR CLIENTS.

OVER THE PAST 15 YEARS, ALLIANCE PROPERTY DEVELOPMENT HAS COMPLETED VARIOUS NEW CONSTRUCTION AND REMODEL/EXPANSION PROJECTS INCLUDING:



- EDUCATIONAL FACILITIES
- STORAGE FACILITIES
- RETAIL CENTERS
- OFFICE BUILDINGS
- WAREHOUSE BUILDINGS
- RESTAURANTS
- MULTIFAMILY PROJECTS
- PUBLIC PROJECTS

ALLIANCE IS AN AGGREGATION OF DIVERSELY TRAINED PROFESSIONALS WITH A WIDE RANGE OF SKILLS AND EXPERIENCES. WE DO ALL ASPECTS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO:

- *PLANNING
- *PERMITTING
- *BUDGETING
- *WORKING WITH SUBCONTRACTORS
- *PROJECT MANAGEMENT
- *SUPERINTENDENT SUPERVISION
- *FINAL DETAILING

ALLIANCE PROVIDES SERVICES UNDER FIXED OR COST PLUS CONTRACTS TO BETTER MEET THE GOALS OF THE CLIENT.

