

The Newsletter For
Investors in
Commercial Real
Estate and
Businesses

I N T H I S I S S U E

What's New1-4
Website Address.....carey-hughes.com

OFFERED BY
CH CAREY HUGHES
REALTY ADVISORS REALTOR®
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The REALTY ADVISOR.®

“An Offering of Commercial Property and Businesses”

May 17, 2006 ♦ Volume 10 ♦ Issue 5

Property # 32 35 Rooms \$555,000

City Confidential, Central Oklahoma
Highway Independent
Same Owner 9 Years, Same Family 22
2005 Room Sales: \$184,965±
2004 Room Sales: \$167,538±
2003 Room Sales: \$172,561±
2002 Room Sales: \$159,938±
2001 Room Sales: \$166,745±



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LISTINGS
ON OUR
WEBSITE**

carey-hughes.com

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CAREY-HUGHES
REALTY ADVISORS, INC.**

*"Advisors, Brokers and
Managers of Hotel/Motel and
Commercial Real Estate"*

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Property # 32 12 Rooms \$125,000

City Confidential, Central Oklahoma
Highway Independent, Near Interstate
Same Family Owner for 40 Years
2005 Room Sales: \$39,953±
2004 Room Sales: \$40,032±
2003 Room Sales: \$46,883±

NEW IN MARKET

Property # 67 140 Rooms \$3,450,000

City Confidential, Central Oklahoma
Highway Franchise, Near Interstate
University City
2003 Room Sales \$1,323,035
2003 Total Sales \$1,609,634
2002 Room Sales \$1,523,276
2002 Total Sales \$1,815,649



Property # 36 \$699,000

Car, Truck, RV, Boat Wash in Mustang, OK

Property Features:

Built New in June, 2003
7 Bay with One Automatic Wash, One Bay with Extra Length for Longer Vehicles
Great Owner/Operator Property
Same Owner Since Opening
West of Mustang Road on State Highway 152, Next Door to Mustang Fire Station



Property # 522 \$800,000

805,860± Sq. Ft. / 18.5± Acres in North Oklahoma City, OK

Priced at \$1.00 Sq. Ft.
Zoning: C-3, O-2 & R-4
Real Estate Taxes: \$5,852.12

Property Features:

Frontage of 660 Feet on North Pennsylvania and 1220 Feet of Frontage on N.W. 115th Street
Great Commercial Potential
Development Area
Ideal for Retail, Office and/or Multi-Family Development
Can Be Divided, See Property # 523 and # 524 All Utilities Close To Property



Property # 524 \$389,000

557,568± Sq. Ft. / 12.8± Acres in North Oklahoma City, OK

Priced at \$.70 Sq. Ft.
Zoning: 0-2 & R-4
Taxes: \$3,917.88

Property Features:

Frontage of N.W. 115th Street 660 Feet
Great Location for Garden Homes, Multi-Family, Duplexes, Office Development
Also See Property # 522 and # 524
All Utilities Close To Property
Can Be Divided



Property # 523 \$658,000

248,292± Sq. Ft. / 5.7± Acres in North Oklahoma City, OK

Priced at \$2.65 Sq. Ft.
Zoning: C-3
Taxes: \$1,934.24

Property Features:

"L" Shaped Frontage of 660 Feet on North Pennsylvania and 600 Feet on N.W. 115th Street 660 Feet on Penn, 250 Feet Deep on South Line and 600 Feet Deep on N.W. 115th Street
Great Commercial Potential
Development Area Ideal for Retailers: Clothing, Shoes, Miscellaneous, Pharmacy, Restaurants, Anchor Tenant Development
Also See Property # 522 and # 524



Property # 530 \$225,000

13,834.80± Sq. Ft. of land, zoned PUD & R-1, with 948± Square Foot Building with Expansion Land on South and West Included in Sale

Property Has Lease Income
Ideal for Triple Net Investment
All utilities



SOLD!!!

The REALTY ADVISOR®

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Property # 534 **\$ LEASE**

6,600± Sq. Ft. Office/Warehouse, zoned I-2, with Paved Parking
750± Square Feet of Heated and Cooled Office, Retail or Display Area
Restroom
5,850± Square Foot of Heated Warehouse Space
\$1,788 Monthly



Property # 626 **\$141,900**

Retail/Office/Restaurant Building in Bethany on North College, south of NW 39th Expressway

Two Store Fronts:

100% Leased - Great Location, Great Investment

One Space of 1,425± Square Foot of Space Currently Leased

Second Space of 775± Square Foot of Space Currently Leased

3,406.39± Square Feet of Land or .0782 Acres

Ideal for Investor

Space Is Currently Divided Into 2 Spaces

Central Location: Approximately 3 Miles East of Kilpatrick Turnpike on Historic Route 66 / North College Avenue / Walking Distance to Southern Nazarene University



SOLD !!!

Property # 632 **\$180,219**

Land in West Oklahoma City / Bethany on NW 63rd Street at intersection of NW 63rd and Mueller
Last dirt available for purchase between Meridian Avenue and Rockwell Avenue
Zoned Light Industrial
211' frontage on NW 63rd X 215' frontage on Mueller = 45,054.60± Sq. Ft. / 1.03± Acres
All utilities along NW 63rd & Mueller



Property # 644 **\$587,500**

Land in Bethany on Rockwell, adjacent to Albertson's at intersection of NW 23rd **Near New Walgreen Drug and Between Albertson's and Mercy Health**

Last dirt available for purchase in the Rockwell Avenue / NW 23rd Street Area
Zoned C-G

454.09' frontage on North Rockwell X 450' of depth = 204,340.50± Sq. Ft. / 4.69± Ac. @ \$2.88

All utilities close



Property # 654 **\$1,375,098**

Land in Bethany on Rockwell, adjacent to Albertson's at intersection of NW 23rd **Near New Walgreen Drug**
Last dirt available for purchase in the Rockwell Avenue / NW 23rd Street Area
Zoned R-1
739.30' frontage on NW 23rd Street X 620' of depth = 458,366± Sq. Ft. / 10.52± Ac. @ \$3.00
Can be divided, but price per square foot will increase and vary on smaller parcels
All utilities close



Property # 655 **\$1,960,200**

Land in Bethany on NW 27th Street, north of Albertson's at intersection of Rockwell Avenue & NW 27th
Last dirt available for purchase in the Rockwell Avenue / NW 23rd Street Area
Zoned C-G
NW 27th Street = 653,400± Sq. Ft. / 15± Acres @ \$3.00 Sq. Ft.
Can be divided, but price per square foot will increase and vary on smaller parcels
All utilities close



Property # 656 \$870,935

Land in Bethany on Rockwell, west of Albertson's at intersection of NW 23rd **Near New Walgreen Drug**
Last dirt available for purchase in the Rockwell Avenue / NW 23rd Street Area Zoned R-1
535.63' width north of NW 23rd Street X 1,626' of depth north to NW 30th Street = 870,934.38± Sq. Ft. / 20.00± Ac. @ \$1.00SF
Can be divided, but price per square foot will increase and vary on smaller parcels
All utilities close



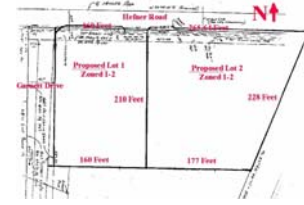
Property # 669 \$306,180

Land in Bethany, OK, Zoned CG
Overall Property Features:
Utilities at Property
Property Has 180 Feet of Frontage on N.W. 39th Expressway (Highway 66)
West of Council Road by 243 Feet Deep
Can Be Used For Retail, Wholesale, Most Any Commercial Use
Frontage on Route 66/39th Expressway



Property # 681 \$240,232

Industrial land in Oklahoma City, 425.64 Feet of Frontage on Hefner Road by 210 Feet Deep on Garnett Drive
Can Be Divided, See Site Plan For Proposed Lot Sizes
Ideal for Industrial Use
Bordered on the West by Garnett Drive
All Utilities Close To Property



Property # 661 \$ LEASE

Lease Space in Bethany, OK
Overall Property Features
1,105 Square Feet of Office, Restaurant, Office/Warehouse or Retail Space
CAM Fee of \$80.00 Per Month, which Includes Sign Space on Lighted, Street Sign
Frontage on Route 66 / NW 39th Expressway
\$10.50 SF
CG Zoning



Property # 678 \$ LEASE

Single Story, 1,000± Square Foot in Bethany of Office, Retail or Sandwich Shop Lease Space, \$7.25 SF
Next Door to State Farm Insurance and Chelino's Mexican Restaurant
Frontage on Willow Avenue, Enter off NW 23rd Street just East of Rockwell Avenue



Property # 695 \$ LEASE

Single Story, 2,000± or 2,600± Square Feet in Bethany of Office, Clinic, Retail, Office/ Warehouse or Sandwich Shop
Lease Space, \$7.00 SF
Immediate Availability
Zoning: CBD

Overall Property Features:
There is a real need for small restaurant or coffee shop in the area.
Formerly Set-up As Chiropractic Clinic
Located in a Beautiful Office Building, in a Very Pleasant Setting
Near NW 38th Street and Asbury Avenue, One Block South of NW 39th Expressway



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"The Sign of Sales"®

Property # 724 \$333,550

Commercial land in Midwest City,
200.33 Feet of Frontage on SE 15th Street
and 333 Feet of Frontage on Hudiburg
Drive

Size SF/Acres: 66,709.89 ± Sq. Ft./ 1.53
Acres

Price Per SF/Sales Price: \$5.00 /
\$300,000.00

Availability: Immediate

Zoning: Commercial

Real Estate Taxes: \$323.64

Overall Property Features:

Site just East of New Wal*Mart Property

Can Be Used For Retail, Wholesale,
Most Any Commercial Use

Utilities Close to Property



Property # 726 \$168,052

Commercial land in Midwest City,
100.66 Feet of Frontage on SE 15th Street
and 333 Feet of Frontage on Hudiburg
Drive

Size SF/Acres: 33,610.37± Sq. Ft./ .77
Acres

Price Per SF/Sales Price: \$5.00 /
\$168,052

Availability: Immediate

Zoning: Commercial

Real Estate Taxes: \$323.64

Overall Property Features:

Site just East of New Wal*Mart Property

Can Be Used For Retail, Wholesale,
Most Any Commercial Use

Utilities Close to Property



Property # 725 \$166,500

Commercial land in Midwest City, 100
Feet of Frontage on SE 15th Street

Size SF/Acres: 33,300 ± Sq. Ft./ .76
Acres

Price Per SF/Sales Price: \$5.00 /
\$166,500

Availability: Immediate

Zoning: Commercial

Real Estate Taxes: \$323.64

Overall Property Features:

Site just East of New Wal*Mart Property

Can Be Used For Retail, Wholesale,
Most Any Commercial Use

Utilities Close to Property



Property # 803 **\$ LEASE**

Single Story, 1,750± Square Feet in
Bethany of Heated Warehouse

Location: Bethany, OK

Size SF: 1,750± Sq. Ft.

Price Per Month: \$585.00

Availability: Negotiable

Zoning: CG

Overall Property Features:

2 Rear Overhead Doors

Warehouse Area Has Restroom with
Shower

Warehouse Area Heated

****Utilities of Normal Use Included**

Frontage on Route 66/39th Expressway



- ◆ ABSTRACTING
- ◆ TITLE SEARCHES
- ◆ TITLE INSURANCE
- ◆ ESCROW CLOSINGS

CORPORATE OFFICE

6601 North Broadway
Oklahoma City, OK 73118
(405) 840-9191

BRANCH LOCATIONS

Edmond Office

2500 S. Broadway
Suite 150
Edmond, OK 73013

Midwest City Office

351 N. Air Depot
Suite HH
Midwest City, OK 73110

Northwest Office

4801 Gaillardia Parkway
Suite 150
Oklahoma City, OK 73142
(405) 752-1100

Southwest Office

14015 Greenbriar Place,
Suite C
Oklahoma City, OK 73159
(405) 691-7070

**"70 YEARS OF
CONTINUED
SERVICE"**

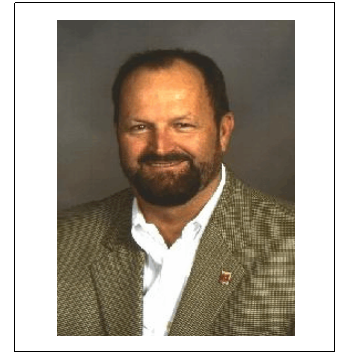
Property # 529 \$53,500

Residential land in Bethany, 154.40' X 230.35' = 35,566.04± Sq. Ft. / .82± Acres
Price Per SF/Sales Price: \$1.50 / \$53,500
Availability: Immediate
Zoning: R-1, Single Family
Real Estate Taxes: \$411.10



SOLD !!!

The information contained herein was obtained from sources we consider reliable and accurate. However, we cannot guarantee for errors, omissions, prior sale, withdrawal from the market or any corrections or changes including but not limited to price. If your property is currently listed with a real estate broker please disregard this as it is not our intention to solicit the offerings of other real estate brokers. We work and cooperate fully with all real estate brokers.



Weldon Hughes, CHA



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**We appreciate
your business!**



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