

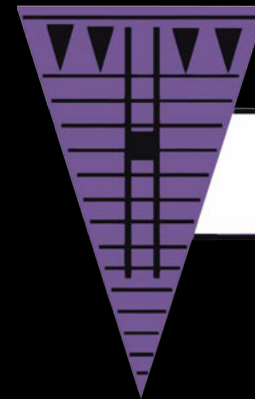
Price Reduction
\$2,650,000



Cimarron Steakhouse

201 N. Meridian Ave. | Oklahoma City, OK.

For Sale | ~~\$2,850,000~~
\$2,650,000



Hayes Brokerage

(405) 417-5263

Cimarron Steakhouse

Address	201 N. Meridian Ave., Oklahoma City, OK - NW/c of Meridian Ave. and NW 1st Street
Building Size (SF)	Partial Two-Story Structure - 20,210 SF (13,142 on 1st Level & 5,337 SF on Mezzanine Level)
Lot Size (Acres)	3. AC - 130,142 Sq. Ft.
Year Built	1982
Legal Description	Lot 2, Block 2 of the Metropolitan Industrial Park N No. 2, addition to Oklahoma City, Oklahoma County, OK.
Zoning	"I - 2" Moderate Industrial



Investment Highlights

- Fully functional ready to go Restaurant, Bar & ENTERTAINMENT
- Furniture Fixtures and Equipment included with some reserves
- Located in Oklahoma City's Airport Corridor with the highest concentration of hotels
- close to I-40 and minutes to downtown



Price:
\$2,850,000

INCLUDED

- Furniture
- Fixtures (some reserve)
- Equipment







Kitchen & Scullery





Entry & Decor

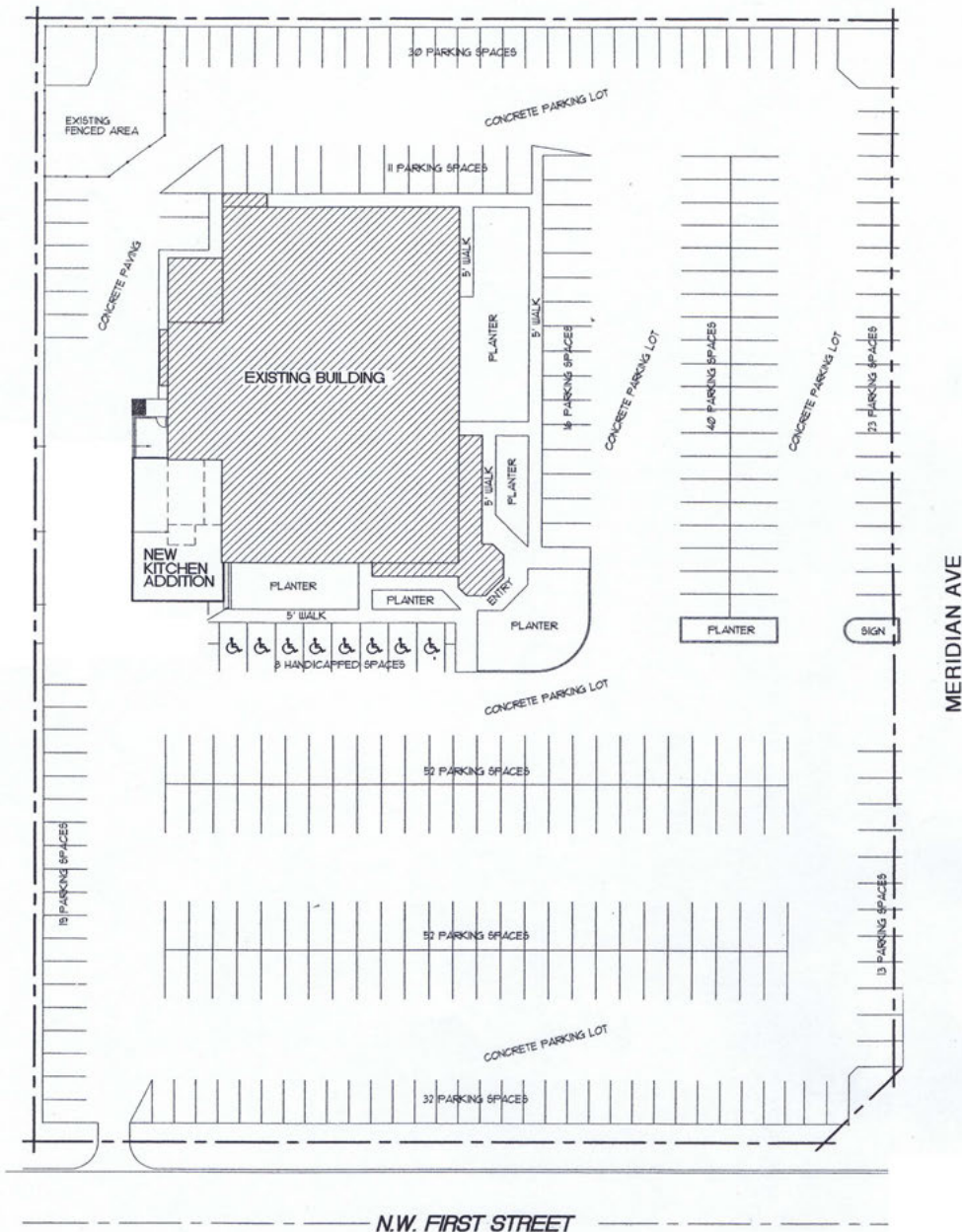




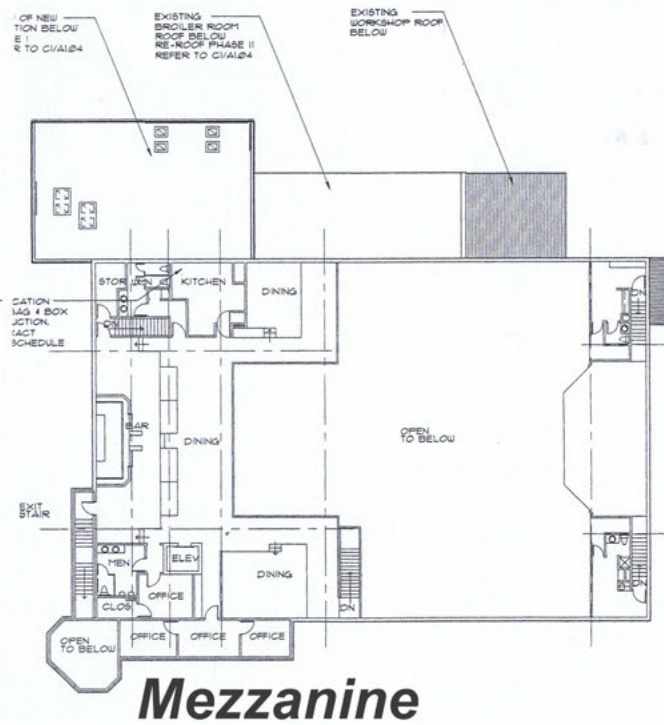
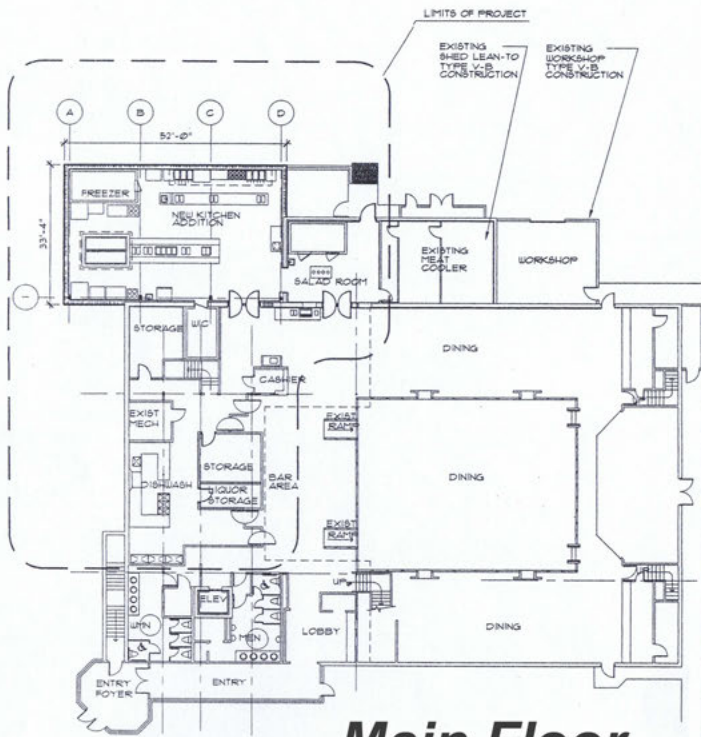
Mezzanine

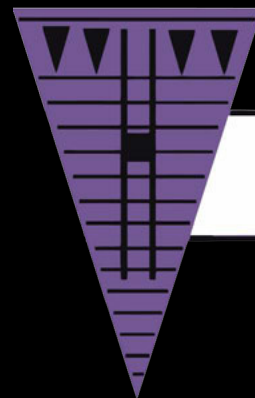


SITE PLAN



Floor Plan





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Cimarron Steakhouse

201 N. Meridian Ave.
Oklahoma City, OK



- In Oklahoma City's Airport Corridor with the highest concentration of hotels
- Close proximity to I-40 and minutes to downtown
- Shopping and outlet mall
- Close to other indoor and outdoor entertainment venues

Oklahoma City Overview

Best Places for Business and Careers 2019
Oklahoma City, OK
Oklahoma City, OK

GROSS METRO PRODUCT
\$76.8B
POPULATION
1.4M
MEDIAN HOUSEHOLD INCOME
\$58,529
MEDIAN HOME PRICE
\$158,000
COST OF LIVING
6% below nat'l avg
COLLEGE ATTAINMENT
31%
NET MIGRATION
1,400 (year: 2018)
UNEMPLOYMENT
3%
MAJOR INDUSTRIES
Technology, Energy
JOB GROWTH
2.2% (year: 2018)

As of October 2019

Oklahoma City features one of the top livestock markets in the world, while its oil, natural gas, and petroleum resources are also major components of the city's growing economy. The federal government also employs many at the Tinker Air Force Base and the U.S. Department of Transportation's Mike Monroney Aeronautical Center located nearby. OKC is home to several colleges and universities, including the city's flagship university, Oklahoma City University as well as Oklahoma State University and University of Oklahoma, among others. The city got a boost when it landed its first major sports franchise when the Oklahoma City Thunder of the NBA moved from Seattle in 2008. Oklahoma City also boasts a number of cultural focal points including museums, gardens, and a zoo.

FORBES 2019 #54 Best Places for Business & Careers



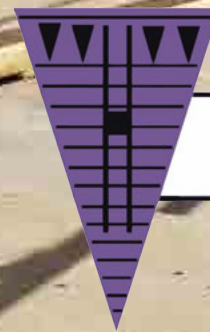
Cimarron Steak House

The restaurant consists of a partial two-story full-service restaurant and was originally constructed in 1982. The 1st level of the building currently contains approximately 14,873 square feet and there is a 2nd level mezzanine dining area that contains approximately 5,337 square feet for a total building area of approximately **20,210 square feet. The restaurant has a seating capacity of 520 persons with 390 on the lower level and 130 on the upper level.**

Improvements

- Ceiling height is approximately 24 feet high
- Roof structure consists of steel joists, a 1½-inch metal deck
- 80 tons heating and air conditioning is provided by zoned HVAC units
- Fire Safety & Sprinklered
- The foundation concrete piers with a 4-inch reinforced concrete slab
- Interior walls consist of a metal stud system
- Exterior walls of Pre-Cast concrete tilt-up walls with the exception of wood framing, which is around the front entrance to the building
- 2 staircases and an elevator, which provide access to and from the first level
- Finished concrete slab floor throughout the public area of the 1st floor and carpet on the Mezzanine floor
- Kitchen has floor ceramic tile, walls of laminated washable surface, stainless steel equipment, walk in freezer and refrigerator and cooler
- Managers open view station with cashier station
- Restaurant Office on the Mezzanine floor
- Elevator up to code and inspection
- All furniture solid wood construction
- 3 full service bars and 3 full service hostess stations
- Concrete parking lot for 297 cars
- Pylon Sign - free standing
- Stage for Live Entertainment





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For Further
Information

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