

Federal National Bank Building

Contact:

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24 E. Main Street
Shawnee, OK 74801
Pottawatomie County



Property Use	Vacant/Owner-User
Type:	Office Office Building
Building Size:	48,929 SF
Building Class:	A
Lot Size:	26,600 SF
Price:	\$55.00/SF (\$2,691,095)
Year Built:	1907
Date Last Verified:	9/2013
Property ID:	15232882

Property Description:

Built in two phases: First two floors in 1907, and additional five stories added in 1949. The Federal National Bank Building is located within and contributes historic significance to the Nationally Registered Historic Bell Street District, thus qualifying for Federal and State Historic Rehabilitation Tax Credits. This property is vacant and has been used in the past as a bank and an office building but also presents Low Income Housing Tax Credit opportunity and is also located in a HUB Zone. The sale of The Federal National Bank Building also includes an adjoining park and private parking lot.

Location Description:

The Federal National Bank Building is located within a Low Income Housing Tax Credit Qualified Census Tract (5002.00 40125500200) and further qualifies for Federal and State Historic Rehabilitation Tax Credits. This property is ideally located at the intersection of Main and Bell Streets.

Property Types:

Office Building
Residential (land)
Free Standing Building

No. Stories: 7

Highlights

- ◆ Qualifies for Federal and State Historic Rehabilitation Tax Credits
- ◆ Eligible for the American Indian Lands Tax Credits
- ◆ Designated HUB Zone
- ◆ Low Income Housing Tax Credit Qualified Census Tract (40125500200)
- ◆ Additional Park and Private Parking Lot included with sale
- ◆ Priced Below Replacement Costs @ \$55.00 / SF.