

The Masonic Building

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23 E. 9th Street
Shawnee, OK 74801
Pottawatomie County



Property Use Type:	Investment
Type:	Office Office Building
Building Size:	94,029 SF
Building Class:	A
Lot Size:	26,600 SF
Price:	\$55.00/SF (\$5,171,595)
Year Built:	1929
Date Last Verified:	9/2013
Property ID:	16085020

Property Description:

The 94,029 sf mol Billington Building was originally named after Oklahoma oil tycoon, C.B. Billington after he financed its construction in 1929. The Masonic Building as it is known today was individually listed on the National Register of Historic Places in 1985 and also located within the Nationally Registered, Historic Bell Street District in Shawnee, Oklahoma. The Billington/Masonic Building features premium first floor retail space, prime multi-room office suites, a 14,000 sf mol basement, and fifth and sixth floor special purpose banquet facilities. The Billington/Masonic Building qualifies for Federal and State Historic Rehabilitation Tax Credits, and is also located in a Low Income Housing Tax Credit Qualified Census Tract providing additional tax incentives and rental income potential for a prospective owner/developer. These attractive tax incentives and benefits complement the rental income potential and combine to create a truly appealing investment opportunity for the right purchaser.

Location Description:

The Masonic Building is located on the southwest corner of Ninth and Bell Streets in Downtown Shawnee, Oklahoma. Shawnee Oklahoma is located approximately thirty minutes east of Oklahoma City on Interstate 40 and is host to a diversified and healthy economy with an abundance of oil and gas related businesses, a strong manufacturing base, and home to two Universities. Shawnee is part of the Oklahoma City-Shawnee Combined Statistical Area and is also the county seat of Pottawatomie County.

No. Stories: 6

Highlights

- ◆ 20% Federal & 20% State Historic Rehabilitation Tax Credit Eligible
- ◆ Placed on the National Register of Historic Places in 1985
- ◆ Owner willing to consider creative financing options or a strategic tax free exchange
- ◆ Great Senior Housing, Low Income Housing Opportunity for the right Owner / Developer
- ◆ Located within a Low Income Housing Tax Credit Qualified Census Tract
- ◆ Well established contacts with restoration contractors and State Historic Preservation Officers