



For Sale

1501 N.E. 11th St.

Oklahoma City, OK

Auction Date:
Thursday, April 10, 2025, at 10 a.m.

LEGAL DESCRIPTION: Lots 13-24, Block 5, Bath Orchard Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

DIRECTIONS: Located at the northeast corner of N.E. 11th Street and Bath Avenue in northeast Oklahoma City, Oklahoma County, Oklahoma.



Appraised Value: \$435,000

Sealed bids must be hand delivered before 5 p.m., or postmarked, no later than Friday, April 4, 2025. If postmarked by deadline, the bid must be also be received by OMES no later than the bid opening date and time.

- 10,153 square feet.
- Concrete-paved sidewalks, drive, and parking area.
- Additional site improvements.
- Property sells AS IS, WHERE IS.
- To receive a bid packet and additional information, contact us below.

Tel: 405-982-8571

Email: eva.thurman@omes.ok.gov

Website:

<https://oklahoma.gov/omes/divisions/capital-assets-management/real-estate-leasing-services/opportunities.html>



For Sale

1501 N.E. 11th St.

Oklahoma City, OK

PROPERTY CONDITION: Building improvements consist of 10,153 square feet, medical building in fair overall condition. The site features typical concrete-paved sidewalks, which appear to be in generally average overall condition. The site also features concrete-paved drive and parking area which appear to be in generally good overall condition. Additional site improvements include fencing in generally average condition, a gazebo in generally fair condition, a sand volleyball court and a small basketball area. The site also features a monument sign and typical landscaping. Outside lighting is generally pole and building mounted. (Per appraiser.)
PROPERTY SELLS "AS IS, WHERE IS."

GENERAL INFORMATION: ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. Interested bidders may inspect the property by appointment only. The Office of Management and Enterprise Services reserves the right to reject any or all bids at the sealed bid auction. Property is subject to an existing lease with a 180-day termination clause. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE DIRECTOR OF REAL ESTATE AND LEASING SERVICES. Bids will be opened at the Denver Davison Building, 1915 N. Stiles, Ste. 305, Oklahoma City, OK, on Thursday, April 10, 2025, at 10 a.m. OMES staff will publicly open and tabulate bids on the auction date; sale to the highest bidder with OMES approval.

APPRAISED VALUE: \$435,000.00. Pursuant to state statute, the property may not be sold for less than 90% of the appraised value.

1. SEALED BIDS MUST BE HAND DELIVERED BEFORE 5 P.M., OR POSTMARKED, NO LATER THAN Friday, April 4, 2025. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME. Mailing address: Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, OKC, OK 73152, or hand delivered to REALS, Denver Davison Building, 1915 N. Stiles, Ste. 305, Oklahoma City, OK 73105.
2. Official Real Estate and Leasing Services bid form must be signed by the bidder or an authorized representative.
3. Each bid must be accompanied by a check in the amount of 10% of the bidder's bid amount as earnest money deposit, made payable to the Office of Management and Enterprise Services. Checks will be returned to unsuccessful bidders.
4. Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope "BID for auction – 1501 N.E. 11th St."
5. The State of Oklahoma makes no warranties or representations of any kind, and the property is being sold "as is-where is" and subject to all easements, right-of-ways and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding. All acreages and square footage are approximate and should be measured prior to bidding by interested bidders. Inspection of premises is by appointment only.

POST AUCTION

Buyers will be responsible for paying all their own closing costs, and any other associated costs for the purchase of the property. The buyer is required to execute the sales contract within five days from the auction date. If the buyer fails to execute the sales contract, then the seller may, at the seller's option, retain all earnest money paid by the buyer. Closing will be set within 30 days of the execution of the sales contract, unless an alternative date is agreed upon between the parties.

Possession will be given to the purchaser after the closing of the sale at the title company and after full payment of the purchase price has been tendered to the Office of Management and Enterprise Services; conveyance will be by Quit Claim deed, surface rights only.

Tel: 405-982-8571

Email: eva.thurman@omes.ok.gov

Website:

<https://oklahoma.gov/omes/divisions/capital-assets-management/real-estate-leasing-services/opportunities.html>



I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE PROPERTY DESCRIBED BELOW:

Property Address: 1501 N.E. 11th St., Oklahoma City, OK

Legal Description: Lots 13-24, Block 5, Bath Orchard Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

\$	DOLLARS
<i>Bid amount</i>	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, REAL ESTATE AND LEASING SERVICES RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITY.

By making a formal bid, and by my signature below, I acknowledge and hereby certify that I have read, understood and agree to the TERMS OF THE PUBLIC NOTICE OF SEALED BID AUCTION FOR THE ABOVE-DESCRIBED PROPERTIES, published by the State of Oklahoma, Office of Management and Enterprise Services for the above-described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. **My check made out to the Office of Management and Enterprise Services in the amount of 10% of my bid amount is enclosed.**

Date of bid

(Bidder's signature)

(Print bidder's name)

(Bidder's signature)

(Print bidder's name)

(Physical address – **must** be provided – no P.O. Boxes)

(Mailing address, if different)

(Phone)

(Cell or alternate phone)

(Email address)

Sealed BIDS must be hand delivered before 5 p.m., or postmarked, no later than Friday, April 4, 2025. If postmarked by the deadline, the bid must also be received by REALS no later than the bid opening date and time. Mailing address: Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, Oklahoma City, OK 73152, or hand delivered to REALS, Denver Davison Building, 1915 N. Stiles, Room 305, Oklahoma City, OK 73105. Bids will be opened at **10 a.m. April 10, 2025.**

Contact information:
Phone 405-982-8571 or email eva.thurman@omes.ok.gov.