



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	5,012 SF
Available SF:	5,012 SF
Lot Size:	0.22 Acres
Price / SF:	\$104.75
Zoning:	D - 3 Office Commercial
Market:	Oklahoma City MSA
Submarket:	Edmond

PROPERTY OVERVIEW

The Affiliate Physical Therapist Building consists of 5,012 SF that can be subdivided into three units. Current setup for a single tenant the building features a built-in reception desk with a waiting room, several offices, treatment rooms, and a large open physical therapy area. Seller is willing to finance.

PROPERTY HIGHLIGHTS

- Sale List Price: \$525,000
- Lease Rate: \$12 - \$15.00/MG
- 5,012 SF
- 0.22 Acres (9,583 SF)
- Built in 1985
- 20 Parking spaces
- Zoned D-3 Office Commercial

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	7,801	63,283	109,077
Median age	30.5	32.2	34.0
Median age (Male)	28.0	29.9	32.5
Median age (Female)	32.6	34.5	35.3
Total households	3,048	24,280	41,128
Total persons per HH	2.6	2.6	2.7
Average HH income	\$68,502	\$76,496	\$90,549
Average house value	\$129,617	\$191,224	\$239,613

EC Hafer Park

Pelican Bay Aquatic Center

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