

# PRICE EDWARDS AND CO.

FOR  
SALE

104 W F AVE

MILBURN, OK 73450



## BRANDY RUNDEL

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**Sale Price**  
\$550,000

104 W F AVE

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PROPERTY OVERVIEW:

Welcome to 104 F Avenue, a prime commercial property centrally located in Milburn, Oklahoma, between Durant, Tishomingo, and Madill. Previously operated as an Urgent Care facility, this versatile space comes fully equipped with everything you need to start your own clinic. The property boasts a prominent street-front location with high visibility and easy access, making it ideal for medical professionals or investors looking to establish a healthcare presence in a growing community.

OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$550,000 |
| Lot Size:      | 10,504 SF |
| Building Size: | 3,750 SF  |
| Year Built:    | 2000      |
|                | 11102025  |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 124      | 627      | 2,675    |
| Total Population  | 318      | 1,592    | 7,033    |
| Average HH Income | \$65,889 | \$78,251 | \$73,554 |

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## TRADE AREA:

The trade area population is approximately 3,062, inclusive of Milburn, Fillmore, Coleman, Nida, and Wapanucka, providing a solid customer base for a rural healthcare facility.

## INVESTMENT POTENTIAL:

Milburn and its surrounding areas are experiencing steady growth, and 104 F Avenue presents a rare opportunity to capitalize on this momentum. Whether you're looking to open a new clinic or expand an existing one, this property offers the perfect blend of location, space, and turnkey medical facilities.

## KEY FEATURES:

- **Location:** Situated on F Avenue, the property is strategically positioned to serve Milburn and surrounding areas, including Durant, Tishomingo, and Madill.
- **Building Size:** 3,750 square feet of flexible commercial space, currently outfitted as a fully operational medical clinic.
- **Medical Facilities:** Includes a lab, trauma bay, X-ray room, and multiple exam rooms.
- **Lot Size:** 0.24 acres, offering ample parking and potential for expansion.
- **Zoning:** Commercial zoning allows for a wide range of business types, though it is perfectly suited for healthcare services.
- **Condition:** The property is well-maintained, featuring modern medical amenities, updated HVAC, and a clean, inviting interior ready for immediate occupancy.
- **Parking:** On-site parking is available, accommodating both patients and staff.

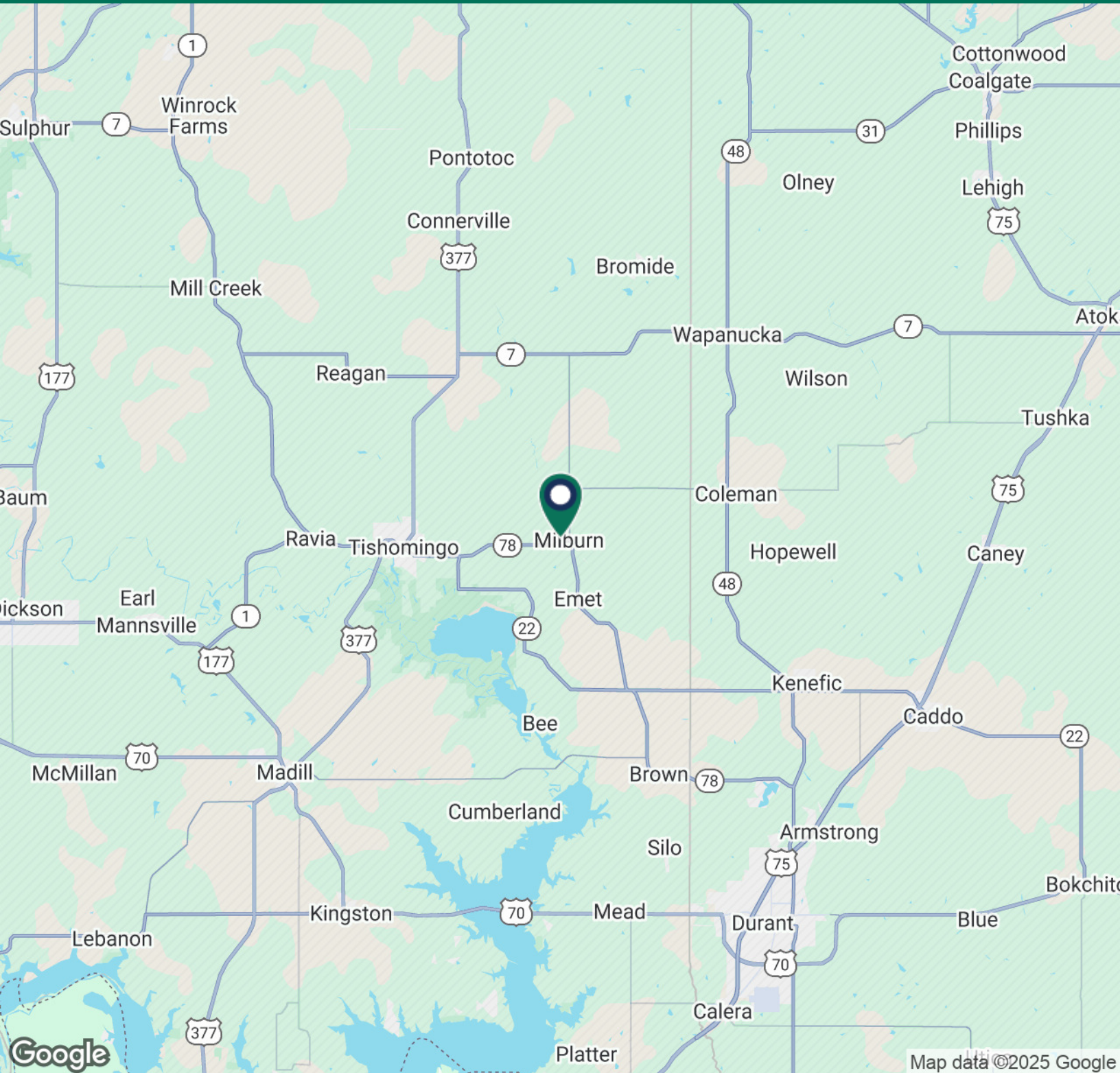
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