



OFFERING SUMMARY

Sale Price:	\$465,000
Building Size:	±2,930 SF
Utilities:	Edmond electric, water 7 waste \$430 per month average ONG natural gas \$73 per month average
Taxes:	\$4,661.23 yearly
Association Dues:	±2,540 yearly
Insurance:	±2,734 yearly
Year Built:	2008

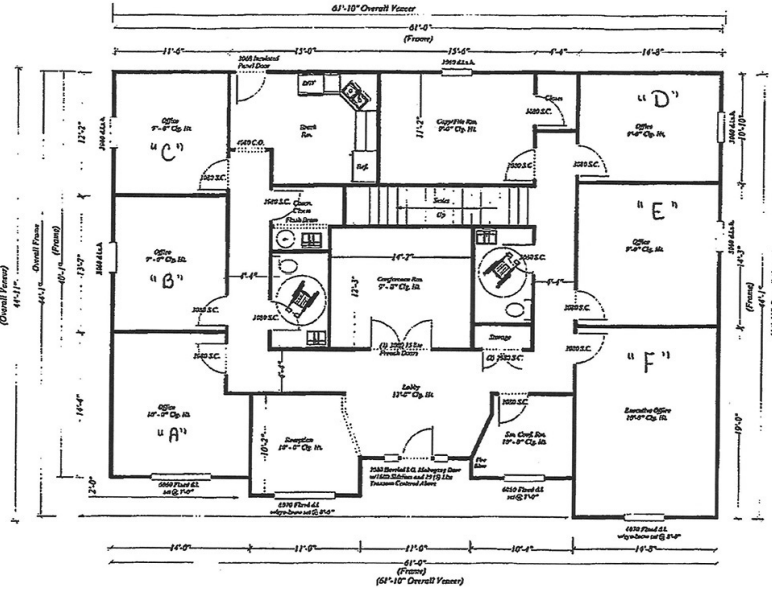
PROPERTY OVERVIEW

Beautiful Dallas style office building with a desirable southeast Edmond location. This garden style building feature 9' ceiling eights, custom solid core doors, The HVAC system is dual zone Trane high efficiency units, with thermo-pane windows and a security system.

PROPERTY HIGHLIGHTS

- 8 private windowed offices
- Conference room
- Break room
- Upstairs bonus room with shower
- Small reception area
- Monument sign in front of building

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