

PRICE EDWARDS AND CO.

FOR
SALE

14001 MCAULEY BOULEVARD

OKLAHOMA CITY, OK 73134



PHILLIP MAZAHERI, CCIM

retail investment sales

pmazaheri@pricedwards.com

O: 405.239.1221 C: 405.250.0693

Starting Bid:

\$550,000

14001 MCAULEY BOULEVARD

OKLAHOMA CITY, OK 73134



PROPERTY DESCRIPTION

Memorial Medical Building presents an excellent value-add opportunity in the booming Oklahoma City market. Built in 2007 and meticulously maintained over time, 14001 McAuley Boulevard is perfect for an array of different office and medical users. The stately two-story stone building is inviting for employees and visitors alike. Perched on 1.37 acres there is plentiful surface parking on site. Presently, the asset is 21% occupied allowing for a wide array of options for owners moving forward. There are currently two tenants in the building on month-to-month leases. The new owners can continue renting space to these tenants and renegotiate terms to yield a higher return on investment.

PROPERTY HIGHLIGHTS

- Value-add medical office building with immediate access to John Kilpatrick Tpk (I-344) and Lake Hefner Parkway.
- Perfectly placed in a medical-dense area directly across from Mercy Hospital Oklahoma City and Oklahoma Heart Hospital.
- Perfect for investors or owner/users as there is vacancy in the building that can be leased out or used for the new owners business.
- The population within a 2-mile radius has seen exponential growth over the past 10 years with high household incomes of over \$109,000 per year.

LOCATION DESCRIPTION

Located a half mile west of the Kilpatrick Turnpike and Hefner Parkway on the north side of Memorial Road.

OFFERING SUMMARY

Starting Bid:	\$550,000
Building Size:	±17,232 SF
Usable SF:	±14,360 SF
Occupancy:	21%
Year Built:	2007
Floors:	2
Acres:	1.37
Class:	B
Tenancy Type:	Multi

PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693

PRICE EDWARDS AND CO.

FOR
SALE

14001 MCAULEY BOULEVARD

OKLAHOMA CITY, OK 73134



PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

14001 MCAULEY BOULEVARD

OKLAHOMA CITY, OK 73134



PHILLIP MAZAHARI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693