

# 201 N. Bryant

**FOR SALE**

201 North Bryant Avenue, Edmond, OK 73034



## Details

<b>Sale Price:</b>	\$1,685,000
<b>Price per SF:</b>	\$144.57/PSF
<b>Lot Size:</b>	2.068 Acres
<b>Building Size:</b>	11,655 SF
<b>Cross Streets:</b>	N. Bryant & E. Campbell
<b>Year Built:</b>	1995
<b>Estimated Taxes:</b>	\$19,491
<b>Estimated Insurance:</b>	\$10,032

## Overview

- The University of Central Oklahoma has occupied the property since 2014 and will vacate upon lease expiring of April 30, 2027. Suitable for an owner occupant for all of the building or in conjunction with other tenants providing owner income.

## Highlights

- > UCO paying \$17,065 per month through April 2027
- > +- 20 Offices
- > Large Training Area
- > 5 Restrooms
- > Several conference rooms and open areas/work stations
- > 112 Parking Spaces - total including 6 covered
- > The building can be divided for multiple tenants
- > Ample parking to potentially add another free standing office building

**Tom Fields**

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EDWARDS**  
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